Agenda

May 28, 2025

475 West Town Place Suite 114 St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

May 21, 2025

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for Wednesday, May 28, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (regarding agenda items below)
- III. Consideration of Landscape Maintenance Proposals
- IV. Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 27, 2025) (budget will be under separate cover)
- V. Update Regarding SJRWMD Approved Monitoring and Mitigation Plan
- VI. Discussion Items:
  - A. Lawn Watering Restriction Education and Enforcement
  - B. Amenity Center Policies
- VII. Engineer's Report
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager
    - 1. Report on the Number of Registered Voters (994)

- 2. Annual Form 1 Filing & Annual Ethics Training
- C. Operations Manager
  - 1. Report
  - 2. Yellowstone Report
  - 3. Irrigation Pump System Report
  - 4. Pump Station
- D. Amenity Manager Report
- IX. Supervisor's Request
- X. Public Comments
- XI. Approval of Consent Agenda
  - A. Approval of the Minutes of the March 19, 2025, Meeting
  - B. Balance Sheet as of April 30, 2025, and Statement of Revenues and Expenses for the Period Ending April 30, 2025
  - C. Approval of Check Register
- XII. Next Scheduled Meeting: July 23, 2025 @ 6:30 p.m.@ Island Club
- XIII. Adjournment

#### **Community Interest:**

- A. Amenity Maintenance & Policy Supervisor Gates
- B. Social Events Supervisor DeSantis & Supervisor Tabares
- C. Contracts Supervisor Garner & Supervisor Tabares
- D. Irrigation & Landscape Supervisor Masten

District Website: www.DeerRunCDD.com



#### Deer Run CDD Landscape Bid Opening April 24, 2025

Vendor		Year 1		Year 2	Yea	r 3	Average	Remarks
Bland	\$	142,956.00	\$	142,956.00	\$	142,956.00	\$142,956.00	
BrightView	\$	120,000.00	\$	126,000.00	\$	132,300.00	\$126,100.00	
Corey Enterprise	\$	151,130.00	\$	156,419.55	\$	5161,894.24	\$156,481.26	missing thumb drive
Down to Earth	\$	125,271.00	\$	130,281.84	9	6135,493.12	\$130,348.65	
Duval	\$	137,315.90		133,316.44		3137,315.90	\$135,982.75	
Duvai	Φ	137,313.90	Φ	133,310.44	1	5157,515.90	\$135,982.75	
The Greenery	\$	143,942.84	\$	143,942.84	9	3148,261.12	\$145,382.27	
Lawn Crafters	\$	117,192.00	\$	120,708.00	\$	3124,332.00	\$120,744.00	
Ruppert	\$	167,382.24	\$	170,729.88	\$	3175,851.78	\$171,321.30	
United Land Services	\$	178,884.00	\$	184,248.00	\$	3189,780.00	\$184,304.00	
VerdeGo	\$	114,745.00	\$	118,187.35	q	3121,732.97	\$118,221.77	
Yellow Stone	\$	126,432.00	Þ	126,432.00	3	3130,224.96	\$127,696.32	

# Deer Run Community Development District Request for Proposal Landscape & Irrigation Maintenance Serices Evaluation Criteria

	Completeness of Proposal	Experience	Qualifications of Key Personnel	Machinery, Equipment, and Manpower	References	Cost	
	with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the	working with commercial	Qualifications of staff, adequacy of labor commitment, training programs for staff that	Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and	references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff	Cost) x 20 = Total Cost	Proposer's Total Score
Proposer	5	25	20	20	10	20	100
1 Bland							
2 BrightView							
3 Corey Enterprise							
Down to Earth							
5 Duval							
6 The Greenery							
7 Lawn Crafters							
8 Ruppert							
9 United Land Services							
10 VerdeGO							
11 Yellowstone							



#### **RESOLUTION 2025-03**

#### [FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATON; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Deer Run Community Development District ("District") prior to June 15, 2025, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
- 2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:
TIME: 6:30 p.m.
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, FL 32110

- 4. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*.
- 3. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2025.

ATTEST:	DEER RUN COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair. Board of Supervisors

**Exhibit A:** Proposed Budget

**Community Development District** 

Proposed Budget FY 2026



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### **Community Development District**

### **General Fund Budget**

	ADOPTED	ACTUAL	P	ROJECTED	TOTAL	P	ROPOSED		NCREASE/	
DECOMPTION	FY2025	THRU		NEXT 5	AS OF		FY2026		ECREASE)	%
DESCRIPTION	BUDGET	4/30/25		MONTHS	9/30/25		BUDGET	ŀ	REVISION	Change
<u>Revenues</u>										
Assessments	\$1,006,746	\$934,609		\$72,137	\$1,006,746	\$	1,006,746		\$0	0%
Golf Course Lake Maintenance	\$4,642	\$2,320		\$2,322	\$4,642		\$4,642		\$0	0%
Miscellaneous Income/Int, Inc.	\$500	\$875		\$350	\$1,225		\$500		\$0	0%
Interest - SBA	\$0	\$6,971		\$3,500	\$10,471		\$5,000		\$5,000	0%
TOTAL REVENUES	\$ 1,011,888	\$ 944,775	\$	78,309	\$ 1,023,084	\$	1,016,888	\$	5,000	0.49%
<b>Expenditures</b>										
<u>Administrative</u>										
Supervisor Fees	\$8,000	\$4,200		\$4,000	\$8,200		\$8,000		\$0	0%
FICA Expense	\$612	\$321		\$300	\$621		\$612		\$0	0%
Engineering	\$17,000	\$5,100		\$3,643	\$8,743		\$17,000		\$0	0%
Dissemination	\$2,500	\$2,558		\$1,040	\$3,598		\$3,625		\$1,125	45%
Attorney	\$25,000	\$9,469		\$6,764	\$16,233		\$25,000		\$0	0%
Annual Audit	\$4,200	\$0		\$3,375	\$3,375		\$4,200		\$0	0%
Trustee Fees	\$3,500	\$0		\$3,500	\$3,500		\$3,500		\$0	0%
Arbitrage	\$450	\$450		\$0	\$450		\$450		\$0	0%
Assessment Roll Services	\$2,625	\$2,625		\$0	\$2,625		\$2,756		\$131	5%
Management Fees	\$38,311	\$22,348		\$15,963	\$38,311		\$40,226		\$1,916	5%
Information Technology	\$1,219	\$711		\$508	\$1,219		\$1,280		\$61	5%
Website Maintenance	\$694	\$405		\$288	\$693		\$729		\$35	5%
Telephone	\$168	\$129		\$39	\$168		\$168		\$0	0%
Postage	\$850	\$605		\$300	\$905		\$850		\$0	0%
Insurance	\$8,518	\$7,533		\$0	\$7,533		\$8,974		\$456	5%
Printing & Binding	\$800	\$355		\$254	\$609		\$800		\$0	0%
Travel Per Diem	\$250	\$0		\$50	\$50		\$250		\$0	0%
Legal Advertising	\$2,000	\$131		\$500	\$631		\$2,000		\$0	0%
Other Current Charges	\$2,500	\$977		\$500	\$1,477		\$2,500		\$0	0%
Office Supplies	\$100	\$5		\$50	\$55		\$100		\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175		\$0	\$175		\$175		\$0	0%
Total Administrative	\$ 119,472	\$ 58,097	\$	41,072	\$ 99,169	\$	123,195	\$	3,723	3.12%
<u>Maintenance</u>										
Field Management	\$35,089	\$20,469		\$14,620	\$35,089		\$40,000		\$4,911	14%
Electric	\$103,789	\$46,462		\$33,187	\$79,649		\$103,789		\$0	0%
Water & Sewer	\$18,400	\$8,466		\$6,047	\$14,513		\$19,320		\$920	5%
Landscape Maintenance	\$164,000	\$77,466		\$55,335	\$132,801		\$164,000		\$0	0%
Landscape Contingency	\$3,000	\$3,780		\$500	\$4,280		\$15,000		\$12,000	400%
Mulch	\$5,250	\$0		\$5,250	\$5,250		\$5,250		\$0	0%
Tree Pruning	\$4,725	\$3,022		\$500	\$3,522		\$4,725		\$0	0%
Lake Maintenance and Repairs	\$25,700	\$15,363		\$10,195	\$25,558		\$25,700		\$0	0%
Irrigation Repairs	\$21,420	\$7,525		\$3,000	\$10,525		\$21,420		\$0	0%
Sidewalk Repair	\$2,500	\$0		\$2,500	\$2,500		\$2,500		\$0	0%
Street Repair	\$5,000	\$0		\$5,000	\$5,000		\$5,000		\$0	0%
Contingency	\$2,500	\$500		\$2,000	\$2,500		\$2,500		\$0	
Total Maintenance	\$ 391,373	\$ 183,053	\$	138,134	\$ 321,187	\$	409,204	\$	17,831	4.56%

### **Community Development District**

### **General Fund Budget**

		ADOPTED FY2025		ACTUAL THRU	Pl	ROJECTED NEXT 5		TOTAL AS OF	F	PROPOSED		NCREASE/	%
DESCRIPTION		BUDGET			1	MONTHS				FY2026 BUDGET		ECREASE) REVISION	% Change
Amenity Center	Б	DUDGEI	'	4/30/25	J	MUNIAS		9/30/25		DUDGEI	1	REVISION	Change
Afficing Center													
Amenities Management		\$78,517		\$47,793		\$34,375		\$82,168		\$83,228		\$4,711	6%
Facilities Assistant		\$20,983		\$7,024		\$22,396		\$29,420		\$29,896		\$8,913	42%
Property Insurance		\$40,000		\$34,450		\$0		\$34,450		\$40,000		\$0	0%
Pool Maintenance		\$12,000		\$12,600		\$9,000		\$21,600		\$21,600		\$9,600	80%
Pool Chemicals		\$20,000		\$10,943		\$7,816		\$18,759		\$21,600		\$1,600	8%
Janitorial Services		\$16,425		\$8,847		\$6,000		\$14,847		\$16,425		\$0	0%
Pest Control		\$1,155		\$677		\$485		\$1,162		\$1,213		\$58	5%
Facilities Maintenance		\$19,250		\$13,739		\$9,814		\$23,553		\$25,000		\$5,750	30%
Cable, Internet & Telephone Se		\$5,963		\$2,815		\$2,030		\$4,845		\$6,261		\$298	5%
Electric - Amenities		\$17,600		\$9,043		\$8,500		\$17,543		\$18,480		\$880	5%
Water & Sewer - Amenities		\$55,930		\$25,892		\$25,000		\$50,892		\$58,727		\$2,797	5%
Gas Service		\$1,045		\$414		\$296		\$710		\$1,045		\$0	0%
Security Monitoring		\$1,500		\$2,663		\$250		\$2,913		\$3,000		\$1,500	100%
Access Cards		\$500		\$715		\$0		\$715		\$500		\$0	0%
Operating Supplies		\$3,150		\$1,262		\$901		\$2,163		\$3,308		\$158	5%
Amenity Repairs & Maintenanc		\$20,680		\$7,461		\$10,000		\$17,461		\$25,000		\$4,320	21%
Pool Repairs & Maintenance		\$11,000		\$8,193		\$5,852		\$14,045		\$20,000		\$9,000	82%
Special Events		\$17,500		\$9,094		\$8,406		\$17,500		\$17,500		\$0	0%
Holiday Décor		\$2,000		\$1,539		\$461		\$2,000		\$2,000		\$0	0%
Fitness Center Repairs & Maint		\$1,500		\$555		\$500		\$1,055		\$1,500		\$0	0%
Office Supplies		\$2,500		\$986		\$704		\$1,690		\$2,500		\$0	0%
Elevator Maintenance		\$2,000		\$0		\$2,000		\$2,000		\$2,000		\$0	0%
Pressure Washing		\$0		\$0		\$0		\$0		\$10,000		\$10,000	
Refuse		\$0		\$0		\$0		\$0		\$4,000		\$4,000	
Contingency		\$1,000		\$0		\$500		\$500		\$1,000		\$0	
<b>Total Amenity Center</b>	\$	352,198	\$	206,705	\$	155,287	\$	361,992	\$	415,782	\$	63,584	18.05%
Other Courses (Class)													
Other Sources/(Uses)		¢1 4 0 0 4 °		¢1 4 0 0 4 °		¢Ω		¢140045	ф	60707		(¢00 120)	E 40/
Capital Reserve - Transfer out		\$148,845		\$148,845		\$0		\$148,845	\$	68,707		(\$80,138)	-54%
Total Other Sources/(Uses)	\$	148,845	\$	148,845	\$	-	\$	148,845	\$	68,707	\$	(80,138)	-54%
TOTAL EXPENDITURES	\$	1,011,888	\$	596,700	\$	334,492	\$	931,192	\$	1,016,888	\$	5,000	
EXCESS REVENUES/(EXPENDI	\$	0	\$	348,075	\$	(256,183)	\$	91,892	\$		\$	(0)	
LAGESS REVERUES/ (EAFEND)	Ψ	U	ψ	370,073	ψ	(230,103)	ψ	71,092	Ф		Ф	(0)_	

FY2026 Budget

#### **Operations & Maintenance Assessments - No Amenities**

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$232,472.42	\$247,311.09	\$557.01
50'	338	0.54	226.46	44.31%	\$232,472.42	\$235,339.39	\$696.27
75'	61	1	61	11.41%	\$59,588.27	\$63,391.78	\$1,039.21
Commercial	15	0.5	7.5	1.40%	\$7,326.43	\$7,794.07	\$519.60
Golf Course	1	1.69	1.69	0.32%	\$1,650.89	\$1,756.26	\$1,756.26
			534.63		\$522,257.04	\$555,592.59	_
			534.63		\$522,257.04	\$555,592.59	- -

#### **Operations & Maintenance Assessments - Amenities**

No. of Units	ERU Value	Total ERU's	%	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Per Unit Gross Assessment
4.4.4	1	444	F2 670/	¢255 175 (0	¢271.462.40	\$611.40
	1					\$611.40 \$611.40
61	1	61	7.24%	•		\$611.40
15	0	0	0.00%	\$0.00	\$0.00	\$0.00
1	0	0	0.00%	\$0.00	\$0.00	\$0.00
		843		\$484,488.96	\$515,413.79	_
	444 338 61	444 1 338 1 61 1 15 0	444     1     444       338     1     338       61     1     61       15     0     0       1     0     0	444     1     444     52.67%       338     1     338     40.09%       61     1     61     7.24%       15     0     0     0.00%       1     0     0     0.00%	No. of Units         ERU Value         Total ERU's         %         Net Assessments           444         1         444         52.67%         \$255,175.68           338         1         338         40.09%         \$194,255.36           61         1         61         7.24%         \$35,057.92           15         0         0         0.00%         \$0.00           1         0         0         0.00%         \$0.00	No. of Units         ERU Value         Total ERU's         %         Net Assessments         Gross Assessments           444         1         444         52.67%         \$255,175.68         \$271,463.49           338         1         338         40.09%         \$194,255.36         \$206,654.64           61         1         61         7.24%         \$35,057.92         \$37,295.66           15         0         0         0.00%         \$0.00         \$0.00           1         0         0         0.00%         \$0.00         \$0.00

#### **Operations & Maintenance Assessments - Combined**

Lot Size	No. of Units	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Gross Per Unit Assessment	FY25 Gross Per Unit Assessment	Increase	Percentage Increase
40'	4.4.4	¢407.640.10	¢[10774]	¢1.1.CO.4.1	<b>ሰ1 171 ሪ</b> ፫	<b>#2.24</b>	00/
40'	444	\$487,648.10	\$518,774.58	\$1,168.41	\$1,171.65	-\$3.24	0%
50'	338	\$415,474.39	\$441,994.03	\$1,307.67	\$1,306.50	\$1.17	0%
75'	61	\$94,646.19	\$100,687.44	\$1,650.61	\$1,638.56	\$12.05	1%
Commercial	15	\$7,326.43	\$7,794.07	\$519.60	\$503.13	\$16.47	3%
Golf Course	1	\$1,650.89	\$1,756.26	\$1,756.26	\$1,700.60	\$55.66	3%
		\$1,006,746.00	\$1,071,006.38				

**GENERAL FUND BUDGET** 

#### **REVENUES:**

#### <u>Assessments</u>

The District will levy a non-ad valorem special assessment on taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. It will also enter into a Deficit Funding Agreement with landowner to fund the District's general operating and maintenance expenses throughout the fiscal year.

#### Golf Course Lake Maintenance Contribution

The District's Lake Maintenance expense will be partially funded by contributions from the Golf Course.

#### Miscellaneous Income/Int. Inc.

Miscellaneous income received on behalf of the District. The District will have all excess funds invested with State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

#### **EXPENDITURES:**

#### Administrative:

#### Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 Supervisors attending meetings during the fiscal year.

#### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

#### Engineering

The District's engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

#### Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is contracted with Berger, Toombs, Elam Gaines & Frank to provide this service.

**GENERAL FUND BUDGET** 

#### Trustee Fees

The District's Series 2018 Capital Improvement Revenue Bonds are held with a Trustee at Regions Bank.

#### Arbitrage

The District will contract with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability once the Bonds are issued. The District has contracted with AMTEC Corporation to provide this service.

#### Assessment Roll Services

Represents cost associated with certifying, invoicing and collections of annual operations and maintenance and debt service assessments.

#### **Management Fees**

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

#### *Information Technology*

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### **Telephone**

Telephone and fax machine.

#### <u>Postage</u>

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

#### Insurance

Represents the District's general liability, public officials liability and property insurance coverage, which is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**GENERAL FUND BUDGET** 

#### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### **Legal Advertising**

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

#### **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

#### Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

#### **Maintenance:**

#### Field Management

The District is contracted with Governmental Management Services, Central Florida – LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### **Electric**

This represents the District cost for electric and street lighting with Florida, Power & Light.

#### Water & Sewer

The District incurs cost for water with the City of Bunnell.

#### Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

**GENERAL FUND BUDGET** 

#### **Landscape Contingency**

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

#### Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

#### Tree Pruning

Represents the costs of trimming trees throughout the fiscal year.

#### Lake Maintenance and Repairs

The monthly aquatic management service of 28 waterways for the District is provided by Applied Aquatic Management. Services include monthly inspections and treatment for the continued control of torpedo grass, cattails, spike rush and algae.

#### **Irrigation Repairs**

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

#### Sidewalk Repairs

Represents costs for any side walk repairs for areas owned and maintained by the District.

#### Street Repairs

Represents costs for any street repairs for areas owned and maintained by the District.

#### Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

#### **Amenity Center:**

#### **Amenities Management**

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

#### Facilities Assistant

Cost to provide assistance to Facility Manager during summer weekend hours, special events, etc. contracted with Riverside Management Services.

**GENERAL FUND BUDGET** 

#### **Property Insurance**

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

#### Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

#### **Pool Chemicals**

Represents the costs of pool chemicals purchased to maintain the pool not covered by the pool maintenance contract.

#### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity center.

#### Pest Control

The District will incur costs for pest control treatments to its amenity center.

#### Facilities Maintenance

Represents the estimated costs to provide routine repairs and maintenance on the District's common areas and amenities.

#### Cable, Internet & Telephone Services

The District will obtain cable television, internet and phone services for its amenity center.

#### Electric – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

#### Water & Sewer – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

#### Gas Service

Represents estimated gas services provided at the amenity center.

#### Security Monitoring

Represents estimated costs of maintaining security systems for the amenity center and any maintenance needed to those systems.

#### Access Cards

Represents the estimated cost for providing and maintaining an access card system.

GENERAL FUND BUDGET

#### **Operating Supplies**

Represents estimated costs of supplies purchased for operating and maintaining common areas.

#### Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

#### **Pool Repairs & Maintenance**

Estimated miscellaneous pool maintenance cost not included under the agreements with Aquatic Express.

#### Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

#### **Holiday Decor**

The District will incur costs to related to the decoration of common areas during the Holidays.

#### Fitness Center Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

#### Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

#### **Elevator Maintenance**

Represents costs of repairs and maintenance of the elevators.

#### Pressure Washing

Represents costs of pressure washing the amenity center and other facilities.

#### **Refuse**

Represents costs of a dumpster and dumpster maintenance.

#### **Contingency**

To record the cost of any amenity expenses not properly classified in any of the other accounts.

#### **OTHER SOURCES AND USES:**

#### <u>Capital Reserve – Transfer Out</u>

Funds transfer out to Capital Projects fund for repairs and replacement of District-owned capital assets.

## **Community Development District**

## **Capital Reserve Fund Budget**

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 4/30/25	l	OJECTED NEXT 5 IONTHS	Ç	TOTAL AS OF 9/30/25	ROPOSED FY2026 BUDGET
Revenues							
Interest - SBA	\$1,000	\$4,343		\$1,500		\$5,843	\$1,000
Carry Forward Surplus	\$164,828	\$166,092		\$0		\$166,092	\$ 268,644
TOTAL REVENUES	\$ 165,828	\$ 170,435	\$	1,500	\$	171,935	\$ 269,644
<b>Expenditures</b>							
Capital Outlay	\$0	\$47,514		\$0		\$47,514	\$0
Miscellaneous Expense	\$0	\$4,622		\$0		\$4,622	\$0
TOTAL EXPENDITURES	\$ -	\$ 52,136	\$	-	\$	52,136	\$ -
Other Sources/(Uses)							
Capital Reserve - Transfer In	\$148,845	\$148,845		\$0		\$148,845	\$68,707
Total Other Sources/(Uses)	\$ 148,845	\$ 148,845	\$	-	\$	148,845	\$ 68,707
EXCESS REVENUES	\$ 314,673	\$ 267,144	\$	1,500	\$	268,644	\$ 338,351

## **Community Development District**

### **Debt Service Fund Budget - Series 2018**

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 4/30/25	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/25	PROPOSED FY2026 BUDGET
Revenues					
Assessments	\$636,575	\$588,403	\$48,172	\$636,575	\$635,688
Prepayments	\$0	\$17,412	\$0	\$17,412	\$0
Interest	\$13,000	\$16,531	\$4,133	\$20,664	\$13,000
Carry Forward Surplus	\$385,336	\$430,138	\$0	\$430,138	\$455,139
TOTAL REVENUES	\$ 1,034,911	\$ 1,052,484	\$ 52,305	\$1,104,789	\$1,103,826
<b>Expenditures</b>					
Interest - 11/1	\$210,233	\$209,960	\$0	\$209,960	\$203,750
Special Call - 11/1	\$0	\$10,000	\$0	\$10,000	\$0
Principal - 5/1	\$220,000	\$0	\$220,000	\$220,000	\$230,000
Interest - 5/1	\$210,233	\$0	\$209,690	\$209,690	\$203,750
Special Call - 5/1	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ 640,466	\$ 219,960	\$ 429,690	\$ 649,650	\$ 637,500
EXCESS REVENUES	\$ 394,445	\$ 832,524	\$ (377,385)	\$ 455,139	\$ 466,326

Interest 11/1 \$197,540

#### Community Development District Series 2018 Special Assessment Bonds Amortization Schedule

Date		Balance		Prinicpal		Interest		Total
Date		Dalance		Timepai		merest		Total
05/01/25	\$	7,715,000.00	\$	220,000.00	\$	209,690.00		
11/01/25	\$	7,495,000.00	\$	-	\$	203,750.00	\$	633,440.00
05/01/26	\$	7,495,000.00	\$	230,000.00	\$	203,750.00		
11/01/26	\$	7,265,000.00	\$	-	\$	197,540.00	\$	631,290.00
05/01/27	\$	7,265,000.00	\$	245,000.00	\$	197,540.00		
11/01/27	\$	7,020,000.00	\$	-	\$	190,925.00	\$	633,465.00
05/01/28	\$	7,020,000.00	\$	260,000.00	\$	190,925.00		
11/01/28	\$	6,760,000.00	\$	-	\$	183,905.00	\$	634,830.00
05/01/29	\$	6,760,000.00	\$	275,000.00	\$	183,905.00		
11/01/29	\$	6,485,000.00	\$	-	\$	176,480.00	\$	635,385.00
05/01/30	\$	6,485,000.00	\$	290,000.00	\$	176,480.00	ф	(25 120 00
11/01/30	\$	6,195,000.00 6,195,000.00	\$ \$	- 305,000.00	\$	168,650.00	\$	635,130.00
05/01/31 11/01/31	\$ \$	5,890,000.00	э \$	505,000.00	\$ \$	168,650.00 160,415.00	\$	634,065.00
05/01/32	\$	5,890,000.00	\$	320,000.00	\$	160,415.00	Ψ	034,003.00
11/01/32	\$	5,570,000.00	\$	520,000.00	\$	151,775.00	\$	632,190.00
05/01/33	\$	5,570,000.00	\$	340,000.00	\$	151,775.00	Ψ	002,170.00
11/01/33	\$	5,230,000.00	\$	-	\$	142,595.00	\$	634,370.00
05/01/34	\$	5,230,000.00	\$	355,000.00	\$	142,595.00		·
11/01/34	\$	4,875,000.00	\$	-	\$	133,010.00	\$	630,605.00
05/01/35	\$	4,875,000.00	\$	375,000.00	\$	133,010.00		
11/01/35	\$	4,500,000.00	\$	-	\$	122,885.00	\$	630,895.00
05/01/36	\$	4,500,000.00	\$	400,000.00	\$	122,885.00		
11/01/36	\$	4,100,000.00	\$	-	\$	112,085.00	\$	634,970.00
05/01/37	\$	4,100,000.00	\$	420,000.00	\$	112,085.00		
11/01/37	\$	3,680,000.00	\$	-	\$	100,745.00	\$	632,830.00
05/01/38	\$	3,680,000.00	\$	445,000.00	\$	100,745.00		
11/01/38	\$	3,235,000.00	\$	-	\$	88,730.00	\$	634,475.00
05/01/39	\$	3,235,000.00	\$	465,000.00	\$	88,730.00		•
11/01/39	\$	2,770,000.00	\$	-	\$	76,175.00	\$	629,905.00
05/01/40	\$	2,770,000.00	\$	495,000.00	\$	76,175.00	Ψ	027,703.00
				493,000.00			ф	(22.727.50
11/01/40	\$	2,275,000.00	\$	-	\$	62,562.50	\$	633,737.50
05/01/41	\$	2,275,000.00	\$	525,000.00	\$	62,562.50		
11/01/41	\$	1,750,000.00	\$	-	\$	48,125.00	\$	635,687.50
05/01/42	\$	1,750,000.00	\$	550,000.00	\$	48,125.00		
11/01/42	\$	1,200,000.00	\$	-	\$	33,000.00	\$	631,125.00
05/01/43	\$	1,200,000.00	\$	585,000.00	\$	33,000.00		
11/01/43	\$	615,000.00	\$	· -	\$	16,912.50	\$	634,912.50
05/01/44	\$	615,000.00	\$	615,000.00	\$	16,912.50	\$	631,912.50
03/01/44	ψ	013,000.00	Ψ	015,000.00	Ψ	10,712.30	Ψ	031,712.30
			\$ '	7,715,000.00	\$ 4	,950,220.00	\$ 1	2,665,220.00





Deer Run CDD Board of Supervisors:

Suggested policy changes for Amenity Center Groups and Clubs:

- 1) All CDD approved groups and clubs are required to submit an application to the amenity manager that will be reviewed and approved/denied by management, a designated board member and the social committee.
- 2) All CDD sponsored events and private rentals take precedent over approved groups and clubs, residents will be asked to cancel or reschedule their group meeting time. CDD Events will be scheduled at least 30 days in advance and notification of any cancellations will be sent out timely.
- 3) Pot lucks shall continue as an established activity at the Amenity Center, sponsored by a specific group. They will be designated as an open Community Event sponsored by a group and attended by residents only. Food trucks will continue to be available on Friday evenings to serve the community as well.







1769 E. Moody Boulevard, Building 2, Suite 101  $\star$  P0 Box 901  $\star$  Bunnell, Florida 32110-0901 Phone (386) 313-4170  $\star$  Fax (386) 313-4171  $\star$  www.FlaglerElections.gov

April 15, 2025

Sarah Sweeting Governmental Management Services 475 West Town Place, Ste 114 St Augustine, FL 32092

**RE: CDD Registered Voters** 

Dear Sarah Sweeting:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development District as of April 15, 2025, is:

Deer Run Community Development District: 994

Please contact this office if you have any questions or require further assistance.

Thank you,

Kaiti Lenhart Supervisor of Elections *C*.

.



Raul Hernandez Yellowstone Landscape

## **DEER RUN AUDIT REPORT**

Tuesday, May 20, 2025

10 Issues Identified

#### **FERT CHEM UPDATE YTD**

02/04/25 – Weed and Feed – 40-0-0 / micronutrients / 0-0-25 / MSM post emergent herbicide / Stonewall pre-emergent herbicide / Bifen xts insecticide.

02/18/25 - Fungicide application - T-Storm

03/25/25 - Fungicide application - Manicure / micronutrients.

04/01/25 – Shrub application – 19-19-19 fertilizer / Bifen xts insecticide / Bandit insecticide / T-Storm fungicide.

Our next application is scheduled for the 29th of this month. This is our green up and insect prevention treatment.

#### **FERT CHEM**

On 03/31/25 the shrubs were all treated with a combination of fertilizer, insecticides, and a fungicide. July is our next scheduled shrub treatment. 04/29/25 was our lawn application which included fertilizer and two insecticides to help prevent any turf damaging insect outbreaks. Late June is our next scheduled lawn application.

This month on our monthly inspection we found some active sedge weeds in the turf which we spot treated for. Good to see turf recovery from that drought we had. We will continue to monitor the progress.

#### **PALM PRUNING**

All palms in both entrances as well as amenity center have been pruned. Palms at the amenity center were pruned at no additional cost.

#### **MOWING UPDATE**

The entire property will be mowed and ponds will be string trimmed.

#### **MOWING SCHEDULE**

We will be transitioning to weekly mowing in June - July

#### **PRUNING**

Amenity center and both entrances will be pruned next week 5/26

#### **IRRIGATION**

Monthly irrigation inspection have been done and any minor irrigation head repairs have been completed.



#### 104 GRAND RESERVE DR.

We cleaned out common area and removed fallen trees along his home at no cost.



## 235 GRAND RESERVE DR. OWNER TRIPPING HAZARD CONCERN BEFORE

Was above the concrete level. Making this a tripping hazard.



## 235 GRAND RESERVE DR. OWNER TRIPPING HAZARD CONCERN

Lowerd her irrigation back to proper grade so she wouldn't trip. We did this work at no additional charge.

TO:

Deer Run CDD

**SUBJECT:** Irrigation Pump Evaluation Report

Post Pump Upgrade

Date of Inspection: February 28th, 2025

Location of Inspection: Deer Run – Bunnell, FL

**Overview:** On Friday February 28<sup>th</sup>, 2025 an inspection was conducted on the newly installed irrigation pumping system at the Deer Run Community located in Bunnell, FL. The purpose of the inspection was to assess the newly installed pump system and evaluate its capabilities to serve the additional phases 5 & 6. Our team witnessed multiple residences with stuck open valves during the day which was requiring the pump to continue cycling.

**Equipment:** The irrigation pump system consists of the following equipment:

- 1. Pumps: Two (2) 50HP pumps with a VFD control panel. Water is supplied from the onsite ponds which are recharged by the city reclaimed water line.
- 2. Motor: North American Electric V1-50S4-W32616A, 50 HP, 1800 RPM, 326TP Frame, 460V, 3PH, NEMA Design B, 60HZ, 1.15 S.F., WP1, Vertical Hollow Shaft Motor, Cast Iron, Prem Eff, Inverter Rated, includes 1.250 Coupling
- 3. Controller: Danfoss Variable Frequency Drives
- 4. Pipes and Fittings: The pipes and fittings are used to transport water from the pump to the irrigation mainline.

#### **Hydraulic Analysis**

#### 1. Overview

This report presents the findings from the hydraulic analysis conducted for the irrigation mainline system extending from the pump station based on anticipated parameters. The evaluation includes a review of pressure and flow conditions over a distance of approximately 7,000 feet from the point of connection (POC) while utilizing a 12-inch mainline up until Phase 5 begins, where the pipe size transitions to 8 inches for approximately 600 feet and then 6 inches for approximately 2,000 feet.

Note that the in-field conditions will vary from the above analysis.



#### 2. System Parameters

- Mainline Size: 12-inch diameter (until Phase 5), then 8-inch for approximately 600 feet, followed by 6-inch for approximately 2,000 feet
- Phase 5 Distance from Pump Station: ~7,000 feet
- Maximum Multi-Valve Flow Requirement: 1,000 GPM
- Required Operating Pressure at Multi-Valve Location: 70 PSI
- Starting Pressure at POC: 120 PSI
- Residual Pressure at Multi-Valve Location: 41 PSI (after satisfying the 70 PSI requirement)

#### 3. Hydraulic Findings

After conducting hydraulic calculations under the given conditions, the following results were determined:

- Pressure Loss Over Distance: Due to friction loss in the 12-inch mainline and the subsequent reductions to 8 inches and 6 inches over the last 2,600 feet, a significant pressure drop occurs.
- Residual Pressure at Multi-Valve Location: 41 PSI at the point where 1,000 GPM is required, after satisfying the required 70 PSI operating pressure.
- Total Pressure Loss: The system experiences a total pressure loss of 79 PSI, reducing the initial 120 PSI at the POC to a remaining 41 PSI after demand is met when running at 1000gpm.

#### 4. Implications and Considerations

- 1. System Performance Confirmation:
  - The system maintains adequate pressure, with 70 PSI provided for operational requirements and an additional 41 PSI remaining.
  - Pressure losses are within expected parameters given the pipe size transitions and system flow rate.

#### 2. Phase 5 Transition:

- The transition from a 12-inch mainline to an 8-inch and then a 6-inch line contributes to overall pressure management.
- Further modeling may be conducted to optimize efficiency in later phases.



#### **Conclusion:**

The current system configuration, when analyzed under the given parameters, successfully provides the required 70 PSI at the multi-valve locations, with a residual pressure of 41 PSI after demand is met. The pipeline transitions to 8 inches and 6 inches contribute to pressure loss, but the system remains within functional operating parameters. No immediate adjustments are required, though future optimization may be considered based on final site conditions. Management and enforcement of home owner run times is essential to not overstress the system. It is not recommended to add on any phases beyond phase 5 & 6.

For further refinement, additional hydraulic modeling and site-specific adjustments are recommended.

However, it is important to note that in-field conditions may differ from the hydraulic modeling presented in this report. Variations in soil conditions, pipe installation methods, valve performance, and unforeseen site constraints may impact the final system performance. Therefore, it is recommended that field testing and additional hydraulic analysis be performed prior to construction to verify system efficiency and ensure all operational parameters are met.

For continued optimization, site-specific adjustments and hydraulic modeling updates may be required as construction progresses.

Disclaimer: The findings in this report are based on hydraulic calculations and assumptions using available data. Irri Design Studio is not responsible for deviations in performance due to factors beyond its control, including but not limited to installation variables, water source fluctuations, material changes, or unforeseen environmental conditions. Prior to finalizing construction, field testing and additional hydraulic analysis must be performed to verify system efficiency and ensure all operational parameters align with design expectations. Any modifications or additional components required to meet performance objectives should be addressed at that time.

For continued optimization, site-specific adjustments and hydraulic modeling updates may be required as construction progresses.

4.

To:You

Mon 5/12/2025 6:33 AM

This is a review of the pump station for home units.

The pumps can produce 650 GPM with a dynamic pressure of 68 to 72.

The location has instructed me that the total number of homes is 850. Based on the average under GPM of the irrigation zones at homes. The pump system can run the water for the irrigation load as long as the community maintains proper irrigating procedures, maintenance of the home irrigation system, and proper irrigation schedules and practices.

M and M Sales-Service, Inc Mailing Address PO Box 352392 Palm Coast, FL 32135 904-825-8381





# Deer Run

5/28/2025

Community Development District
Field Operations & Amenity Management Report



#### **Natalie Clem**

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

### Rich Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

### <u>Deer Run</u>

### Community Development District

### **Amenity Management Report**

May 28, 2025

To: Board of Supervisors

From: Natalie Clem

**Amenity Manager** 

Rich Gray

Manager Of Operations

RE: Amenity Management Report – May 28, 2025

The following is a summary of items related to the field operations, maintenance, and amenity management of Deer Run Community Development District (CDD).

### <u>Deer Run Community Events</u>

The following is a summary of community events and activities held at the Amenity Center:

#### Special Events for April:

- ➤ April 3<sup>rd</sup> Bingo
- > April 4<sup>th</sup> Food Truck Fridays Mango Mikes Latin Flavor
- > April 9<sup>th</sup> Teen Night
- ➤ April 11<sup>th</sup> Family Bingo and Food Truck Fridays Cool Beans
- > April 12<sup>th</sup> Easter Bash
- > April 14<sup>th</sup> Craft Night
- > April 18<sup>th</sup> Food Truck Fridays Wasabi Hibachi on Wheels
- > April 25<sup>th</sup> Paint Night and Food Truck Fridays TenneSteve Trash
- > April 26<sup>th</sup> Blood Drive with OneBlood

#### Special Events for May:

- ➤ May 1<sup>st</sup> Bingo
- ➤ May 2<sup>nd</sup> Food Truck Fridays Sal's Cucina
- May 9<sup>th</sup> Family Bingo and Food Truck Fridays with Sal's Cucina and Mister Softee
- ➤ May 12<sup>th</sup> Craft Night
- May 16<sup>th</sup> Food Truck Fridays Cool Beans
- ➤ May 23<sup>rd</sup> Food Truck Fridays El Agave Azul and Sweet Treats
- May 29th Kids Pool Party Schools Out Bash Kona Ice
- May 30th Paint Night and Food Truck Fridays Mango Mikes Latin Flavor

#### **Upcoming Special Events:**

- ➤ June 5<sup>th</sup> Bingo
- ➤ June 6<sup>th</sup> Food Truck Fridays House of Flavor
- > June 9<sup>th</sup> Craft Night
- ➤ June 13<sup>th</sup> Family Bingo and Food Truck Fridays Kerala Express Indian food
- ➤ June 17<sup>th</sup> Kids Pool Party
- ➤ June 20<sup>th</sup> Food Truck Fridays Philly Cheesesteak
- ➤ June 27<sup>th</sup> Paint Night and Food Truck Fridays Wabi Sabi

#### Fitness Classes:

- Aqua Tabata on Wednesday and Friday mornings, weather permitting
- Zumba on Wednesday and Friday mornings
- Zumba Toning Wednesday and Friday mornings
- Yoga on Thursday evenings

#### **Community Organized Events:**

- > Bunco is on the first Monday and the second and third Thursdays of the month.
- Community Bocce Ball is open for play every Monday and Thursday.
- Community Pickleball, open play every Monday, Wednesday, and Friday.
- Diamond Painting and Art is every Sunday.
- ➤ Hand and Foot Card Game every Sunday night.
- ➤ Happy Hour is every Friday.
- The Happy Hour Potluck is held on the third Friday of every month.
- Ladies Night is the first Tuesday of the month.
- ➤ Ladies' Poker Night is every Wednesday.
- > LRC is every Monday and on the first and third Saturdays of the month.
- Music with Kurt & Debbie is on pause until Fall.
- > Stone Cold Poker Night is every third Tuesday of the month.
- > The Links Social is on the first Friday of every other month.
- The Pins, Needles, and Hooks group meets every Friday.
- > The Reserves perform on the last Saturday of the month.
- > Turbo Poker is every Monday and Thursday night.



### April 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat			
PICKLEBALL -ALWAYS FIRST-COME, FIRST- SERVE PLAY TO THE COMMUNITY FOR THOSE WHO WOULD LIKE TO JOIN OTHERS, RESIDENTS GATHER TO PLAY ON M, W, F AT 8:30 AM		1 10:30-2PM-MAHJONG (DOWNSTAIRS) 6:30PM-LADIES NIGHT (DOWNSTAIRS)	2 9:00AM-ZUMBA 10:00AM-ZUMBA TONING (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS)	3 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BINGO	4 9AM-ZUMBA TONE W NANCY 10AM-ZUMBA W NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND CANCELLED 6PM-THE LINKS SOCIAL (DS) 6PM-FOOD TUCK FRIDAYS	5 6:30PM-LCR (DOWNSTAIRS)			
6 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)	7 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2 (DOWNSTAIRS)	8 10:30-2PM-MAHJONG (DOWNSTAIRS)	9 9:00AM-ZUMBA 10:00AM-ZUMBA TONING (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS) 6PM-TEEN NIGHT	10 SPM-YOGA WITH IRENE CANCELLED 6PM-TURBO POKER (UPSTAIRS) 6:30 BUNCO 4 (DOWNSTAIRS)	11 9AM-ZUMBA TONE W NANCY 10AM-ZUMBA W NANCY 11AM-PINS, NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS 6PM-FAMILY BINGO NIGHT	12 7PM-EUCHRE CANCELLED 11AM-2PM-EASTEI BASH 2025			
13 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)	14 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6:30-CRAFT NIGHT	15 10:30-2PM-MAHJONG (DOWNSTAIRS) 6:15PM-STONE COLD POKER TOURNAMENT (UPSTAIRS)	16 9:00AM-ZUMBA 10:00AM-ZUMBA TONING (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS)	17 SPM-YOGA WITH IREWE CANCELLED SPM-FREEDOM HOA MEET- ING (DOWNSTAIRS) 6PM-TURBO POKER (UPS) 6:30 BUNCO (DOWNSTAIRS)	18 9AM-ZUMBA TONE W NANCY 10AM-ZUMBA W NANCY 11AM-PINS, NEEDLES & HKS(DS) 5PM-HAPPY HOUR-BYOB (DS) POTLUCK (DOWNSTAIRS) 6PM-FOOD TRUCK FRIDAYS	19 6:30PM-LCR (DOWNSTAIRS)			
20 5:30PM-HAND & FOOT CARDS (UPS) 6:30PM-DIAMOND PAINTING & ART(DS) HAPPY EASTER	21 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	22 10:30-2PM-MAHJONG (DOWNSTAIRS)	23 9:00AM-ZUMBA 10:00AM-ZUMBA TONING (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS)	24  5PM-YOGA WITH IRENE CANCELLED 6PM-TURBO POKER (UP) 6PM-LINKS HOA MEETING (DOWNSTAIRS) 6:30PM-RESERVES READ- ERS BOOK CLUB CANCELED	25 9AM-ZUMBA TONE—NANCY 10AM-ZUMBA—NANCY 111AM-PINS, NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS 6:30-PAINT NIGHT	26 10-3PM-BLOOD DRIVE 7PM-PARTY WITH THE RE- SERVES (DOWNSTAIRS)			
27 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30PM- DIAMOND PAINTING , & ART (DOWNSTAIRS)	28 3PM-LCR 2 (DOWNSTAIRS) 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)	29 10:30-2PM-MAHJONG (DOWNSTAIRS)	30 9:00AM-ZUMBA 10:00AM-ZUMBA TONING (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS)		BOCCE BALL -ALWAYS FIRST-COME, FIRST-SERVE PLAY TO THE COMMUNITY FOR THOSE WHO WOULD LIKE TO JOIN OTHERS, RESIDENTS GATHER TO PLAY ON M & W AT 10:00 AM, TH AT 8:30 AM				



### May 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		ri at 8:30 AM, and for B	e, first-serve basis.	1 10-2PM-RENTAL 5PM-YOGA WITH IRENE CANCELLED 6PM-TURBO POKER (UP) 6:30PM-BINGO	2 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS	3 6:30PM-LCR (DOWNSTAIRS)
4 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)	5 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2 (DOWNSTAIRS)	6 10:30-2PM-MAHJONG (DOWNSTAIRS) 6PM-LADIES NIGHT GOLF CLINIC (GOLF CLUB HOUSE)	7 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS)	8 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30-BUNCO 4 (DOWNSTAIRS)	9 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS , NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS 6PM-FAMILY BINGO NIGHT	10
11 MOTHERS DAY 5:30PM-HAND & FOOT CARDS (UPS) 6:30 PM-DIAMOND PAINTING & ART (DS)	12 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6:30-CRAFT NIGHT	13 10:30-2PM-MAHJONG (DOWNSTAIRS)	14 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS) 6PM-TEEN NIGHT	15 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPS) 6:30 BUNCO (DOWNSTAIRS) 6:30 PM-RESERVES READERS (RM BY OFFICE)	16 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HKS(DS) 5FM-HAPPY HOUR-BYOB (DS) POTLUCK (DOWNSTAIRS) 6PM-FOOD TRUCK FRIDAYS	17 12:30-4:30PM- RENTAL 6:30PM-LCR (DOWNSTAIRS)
18 5:30PM-HAND & FOOT CARDS (UPS) 6:30PM- DIAMOND PAINTING & ART (DOWNSTAIRS) 1-4PM-RENTAL	19 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	20 10:30-2PM-MAHJONG (DOWNSTAIRS) 6:15PM-STONE COLD POKER TOURNAMENT (UPSTAIRS)	21 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS)	22 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS)	23 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS , NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS	24 7PM-PARTY WITH THE RE- SERVES (DOWNSTAIRS)
25 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30PM-DIAMOND PAINTING , & ART (DOWNSTAIRS)	26 MEMORIAL DAY 3PM-LCR 2 (DOWNS) 6PM- MONDAY NIGHT TURBO OPEN (UPS)	27 10:30-2PM-MAHJONG (DOWNSTAIRS)	28 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER CANCELLED 6PM-CDD MEETING	29 SPM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UP) 6-8PM-KIDS POOL PARTY SCHOOLS OUT BASH 6PM-FOOD TRUCK KONA ICE	30 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6PM-FOOD TRUCK FRIDAYS 6:30-PAINT NIGHT	31 4-8PM-RENTAL 7PM-PARTY WITH THE RESERVES CANCELLED (RESCHEDULED)

## Highlights April & May Events Held









First Family Bingo!







Teen Night was a hit!

We had a fantastic time with two new residents joining the fun, and Jenga was the crowd favorite!



Paint Night is always a special time for our residents!

It offers a relaxing break for those seeking to unwind, reconnect with familiar faces, and enjoy a creative evening away from their daily routines. Whether you're a regular or joining for the first time, it's a great way to recharge and have a great time!





After four to five years of hosting Craft Night, we finally welcomed our very first male participant! It was a fun milestone for the ladies—and quite the brave move on his part, considering how enthusiastic our group can get when it comes to crafting. Welcome, and kudos for jumping in with such great energy





What better way to kick off summer than with a Kids Pool Party!





Our newest event brings a variety of food trucks right to the community every Friday! It's the perfect option for residents looking to skip cooking or enjoy a delicious meal or treat without having to go far from home.





Our 1<sup>st</sup> Italian Food Truck! Great feedback from the residents!









#### Rolling In with Flavor!

Check out the awesome food trucks that have visited our neighborhood—and kept us coming back for more!













### Amenity Center Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- ➤ Debris was cleaned up and removed throughout the community, including the pond banks, roadways, pickleball courts, pool area, and parking lot areas.
- ➤ All trash receptacles were emptied, and bags were replaced.
- All pool furniture on the pool deck, BBQ, and bar area is monitored and checked daily, straightened, cleaned, and organized. Additionally, all tables and chairs inside the clubhouse and upstairs patio lounge are maintained in the same manner.
- All entry to the development is checked for trash, debris, and maintenance concerns.

### <u>Additional Maintenance Items Completed</u>

- > RMS completed touch-up painting in the stairwell and upstairs sitting area.
- Sunshine Heating and Air completed the necessary repairs to the A/C units in the Amenity Center and the office.
- > Yellowstone completed the Palm Pruning located at the Amenity Center, US-1, Hwy 100, and the Pool Deck.
- ➤ Cebuss (Pool Vendor) completed the needed repairs to the Pool Pump and made the necessary repairs to the transition seam.
- ➤ High Tech completed the required repairs to the Pickleball communications board and installed two new Door Entry handles on the Amenity Office.
- ➤ Pitch a Penny completed the additions of the fountain nozzles to the Hwy 100 entrance. They also completed the seal replacement repair that was needed for the pump.

### Administrative items completed

- > The Deer Run website has been successful throughout the community and will continue to be utilized and updated regularly.
- The overnight parking policy has been very successful and will continue to be enforced.
- Food trucks have been successful in serving the community. We are now able to introduce more variety to the residents.
- Weekend coverage with staff begins Memorial Day weekend and will continue through Labor Day Weekend only.
- ➤ The Amenities Manager regularly orders and purchases supplies for the facility and events.
- The Amenity Manager has initiated a process to have each potluck and fitness class complete a sign-in sheet to track attendance.
- Monthly Calendars and Newsletters are created and sent out via email blast.
- Potential new residential-run group applications are presented to the Amenity Activities Committee on a monthly basis by the staff for approval or denial.
- Received invoices are approved and sent over for payment regularly.





RMS installed additional (8) No Parking Signage in the common area space and Keep Out Temp Signage at the Rec Park









RMS installed new hardware on the pickleball latch for court #1 and repainted it. Also installed (4) new umbrellas and (8) seat cushions on the Pool Deck and Firepit Area



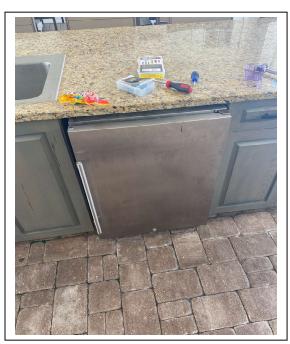






RMS repainted the stairwell in the Amenity Center, installed a New Digital Thermostat in the Pool, and remounted the door on the outdoor Fridge









RMS installed new replacement stone on the upstairs fireplace and installed new clocks on the Pool Deck







Yellowstone completed the mulching install at the Amenity Center, Hwy100 and US-1 Entrance, and palm pruning at the Amenity Center

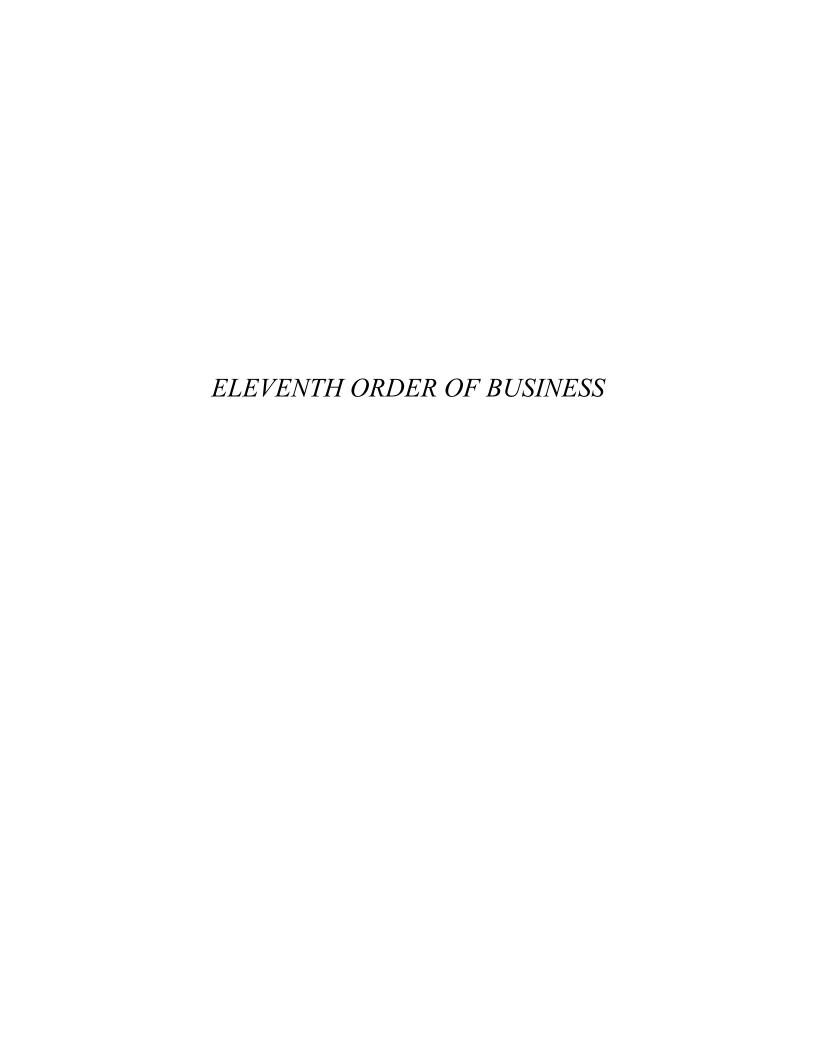
### Conclusion

All outlined items above are for the board's consideration. For any questions or concerns regarding the above information, please contact Natalie Clem, Amenity Manager, at 386-263-7213 or  $_{L}$ .

Kind Regards,

Natalie Clem Amenity Manager

Richard Gray Manager Of Operations



A.

#### MINUTES OF MEETING

#### DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, March 19, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

#### Present and constituting a quorum were:

Gary GarnerChairmanFranklin GatesVice ChairmanBarbara DeSantisSupervisorMelissa TabaresSupervisorGary MastenSupervisor

#### Also present were:

Jim Oliver District Manager

Katie Buchanan District Counsel by telephone

Darrin Mossing GMS
Rich Gray RMS
Alison Mossing RMS
Natalie Clem RMS

Antonio Perez Yellowstone Raul Hernandez Yellowstone

#### FIRST ORDER OF BUSINESS

#### Roll Call

Mr. Garner called the meeting to order and called the roll.

Mr. Oliver stated there was one agenda item that has brought a lot of people to the meeting, and we will consider that one separately. We are going to move item 10 to the top of the agenda and take public comments on that then we will take public comments on all the other agenda items.

#### TENTH ORDER OF BUSINESS

### Discussion of Amenity Cetner Groups and Clubs Policies

Ms. Mossing read into the record the proposed amendments to the amenity center policies and explained that the proposed amendments were a result of previous input by the board.

After a lengthy discussion by residents of the proposed change in policies, the board took the following action.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor this item was tabled, and Supervisor DeSantis was authorized to work with various community groups to get more input and possibly have a workshop on the use of the amenity center.

The board took a short recess after which the meeting reconvened.

The next item taken out of order.

#### **Yellowstone Report**

Mr. Hernandez stated we installed the pine straw at both entrances. We installed mulch at no cost in appreciation of the long partnership we have with the community. We mulched the 100 entrance as well, palm pruning is scheduled for the first week of May.

#### SECOND ORDER OF BUSINESS

There being none, the next item followed.

## THIRD ORDER OF BUSINESS Consideration of Agreement with Governmental Management Services for

District Management Services

**Public Comments** 

Mr. Oliver stated this is the agreement that was approved in November and brought to the January meeting on short notice, and you have given the board until this meeting to look at it and ask any questions.

Mr. Garner stated I wanted to give you time to go through the contract and get familiar with it.

Mr. Oliver stated the original contract was two or three pages, was a bare-bones contract, and detailed the scope of services. These are the same fees you adopted in the 2025 budget. This contract goes through the end of the fiscal year and as you go through the budget process you will have discussions for all your line items.

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Mr. Garner asked is there any way that GMS can let us see the invoices as they are being processed? You can email them and let us review them and if we have questions. I'm not saying not to pay it but let us review it.

Mr. Oliver stated absolutely.

Mr. Garner stated for budget purposes for next year, can you send it to us monthly? I want to keep a record of it. The hours that RMS is spending, Rich's time Natalie's time, so I have a history. When we talk about the budget, I don't have a clue and I would like to have a clue for next year.

Mr. Oliver stated I think our time system would be able to generate the reports you are talking about on the RMS side. We work for a flat fee in the GMS contract.

Mr. Garner stated I understand on the management side, but the people on the clock here. For planning purposes when you get an invoice from Katie, do they state the number of hours they spend on a project?

Mr. Oliver stated yes, and attorney invoices are very detailed.

Mr. Masen asked do we ever pay late fees?

Mr. Oliver stated if the late fee is our fault, we pay it and if the late fee is the vendor's fault, or if some type of thing that can be negotiated away, we find the vendors we work with, and if there is a problem, they waive it.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the agreement with Governmental Management Services for district management services was approved.

### FOURTH ORDER OF BUSINESS Consideration of Agreement for On-Site Property Management Services

Mr. Oliver stated the next agreement is with RMS for onsite property management services.

Ms. Tabares asked if the property manager stays late for an event, do they get paid extra for that?

Ms. Mossing stated Natalie is a salaried employee, so she does not make overtime for any extra activities she hosts. The fees you pay for Natalie's position is flat billed every month, there is no variance.

Mr. Garner stated I would like to sit down with you and Rich. I want to tweak this scope of work and what he does here, the 8 hours once a week so I can use this at a budget workshop.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the amendment to the Riverside Management Services, Inc. for property management services was approved.

### FIFTH ORDER OF BUSINESS Update Regarding SJRWMD Required Mitigation Plan

Mr. Oliver stated Peter asked about the plan that Rich had worked out informally with the water management district, and that they gave us the greenlight to be provided to Dewberry, the engineering firm, so that they could formalize the plan to get final sign-off from the water management district so that we can proceed. We are keeping the ball moving at their pace, so we are not accused of not complying. As soon as that is submitted, I am happy to share that document with the board.

#### SIXTH ORDER OF BUSINESS Update Regarding Irrigation System Matters

Mr. Oliver stated a few years ago a report was prepared by IDS on the functioning of the pumps and irrigation system. The conclusion they reached was that the system could not handle any additional phases. Recently, based on board approval additional work was done to the pump system and after that work was completed, we reengaged this same firm to get their thoughts on this upgraded system. They did their onsite work, and we received the report this week and the most important thing you can take from this report is that it will support phases 5 and 6 because that was the key question. It can handle that but that still leaves us with the problem we have of overuse. The problem is we can't irrigate everyone's yard at the same time. Whether there is a mechanical and costly fix to this that somehow, we can control zones or change the flow of the water, I have no technical expertise in any of this, but perhaps there is some type of equipment solution. The early information we got back from M and M is it would be cost prohibitive. The other part is it could be that it is time to refocus on education but also compliance enforcement and whether we bring St. Johns River Water Management District into this or we handle that ourselves. They have the ability to fine and in my neighborhood, everyone is cautious and makes sure they only use water on the authorized days.

The board discussed different methods of notifying and educating residents on irrigation lawns.

#### SEVENTH ORDER OF BUSINESS

Approval of Landscape Maintenance RFP Project Manual and Board Direction to Issue RFP

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the landscape maintenance RFP project manual was approved and staff directed to issue the RFP.

### EIGHTH ORER OF BUSIENSS Presentation of Capital Reserve Study Report

Mr. Oliver stated this is the first capital reserve study commissioned by this district, which lists all the capital assets, the useful remaining life, date it was put into use and a replacement cost for that. This is a 30-year outlook and the further out you get the less accurate it is, and you will probably update this every four or five years. The main thing to take away from this is the capital contribution for FY26 is \$61,000 then it is about a 3% increase each year. The last two years you made some pretty hefty contributions to the capital reserve but according to this report you have the latitude to lower it this next year. This is a tool that you will use and is one point you will consider as you adopt your budget.

#### NINTH ORDER OF BUSINESS Consideration of Proposals

#### A. Future Horizons, Inc. – Fountain Nozzle Replacement

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the proposal from Pinch-A-Penny in the amount of \$360.50 was approved.

#### B. M and M Service – Presentative Maintenance Agreement for Pumps

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the proposal from M and M Sales -Service in the amount of \$3,800 was approved.

TENTH ORDER OF BUSINESS

Discussion of Amenity Cetner Groups and Clubs Policies

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

**Engineer's Report** 

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Staff Reports** 

A. Attorney

Ms. Buchanan stated in the next week or so look for an email from my firms called Capital Conversations, a summary of legislative items that may impact community development districts. One thing of note of the type of things that we will highlight for you is proposed legislation, which would change liability for who is responsible for payment if a tree falls on a neighboring property. Because the district does own some common areas with trees to the extent that a tree were to fall on a resident's home, right now that would be a district liability unless the tree was damaged but going forward that could potentially change and that would probably change the way our insurance is calculated and the way we could operate our wooded areas.

B. Engineer

There being none, the next item followed.

C. District Manager

Mr. Oliver stated at the next meeting we will bring a proposed budget, that kicks off the formal budget process. We approve the proposed budget, adopt a resolution setting the public hearing no sooner than 60 days and typically for this district we make it more like 90 days. You typically adopt it in August and that gives us time to transmit the assessment roll to the tax collector. The main thing we are focused on the next couple of months is getting this budget right. Typically, you will see a conservative budget focused on the high side and you will refine that budget over the next 60 to 90 days.

The board and staff discussed the extra hours at the pool on weekends.

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On MOTION by Mr. Masten seconded by Mr. Gates with all in favor staff will be present in the evenings Friday, Saturday and Sundays from 5-10 p.m. from Memorial Day to Labor Day.

#### D. Operations Manager

#### 1. Report

Mr. Gray gave an overview of the operations report, copy of which was included in the agenda package.

#### 2. Yellowstone Report

This report taken earlier in the meeting.

#### E. Amenity Manager

Ms. Clem reviewed the amenity manager's report, which was provided in the agenda package.

#### THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Toys and recreation policy, lot on Sand Wedge, maintenance of roads, MSTU, speed bump, faded street signs, price shed to over the pumps, amount of assessments D.R. Horton pays, pothole by speed bump, send email about rec pond, date and location for workshop on amenity policies, feedback from town hall, put in solar streetlight by mailbox kiosk, neighborhood watch, irrigation system, bus stops, need of a playground, park with fishing pier, walking trail, benches and outdoor exercise stations, parking issue.

#### FOURTEENTH ORDER OF BUSINESS Public Comments

Additional comments: Bunnell Police Department had traffic Tuesday, streetlights for safety.

#### FIFTEENTH ORDER OF BUSINESS

**Approval of Consent Agenda** 

#### A. Approval of the Minutes of the January 23, 2025, Meeting

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the January 23, 2025, meeting were approved as presented.

- B. Balance Sheet as of February 28, 2025, and Statement of Revenues and Expenses for the Period Ending February 28, 2025
- C. Assessment Receipt Schedule
- D. Approval of Check Register

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the check register was approved.

### SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 28, 2025, at 6:30 p.m. at the Island Club

Mr. Garner stated the next scheduled meeting is May 28, 2025, at 6:30 p.m. in the same location.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the meeting was adjourned at 10:25 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



### Deer Run

Community Development District

Unaudited Financial Reporting April 30, 2025



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Balance She	eet
General Fu	ınd
Capital Reserve Fu	ınd
Debt Service Fund Series 202	)18
Capital Projects Fund Series 202	11Ω
Capital i Tojects i unu series 20.	710
Month to Mon	nth
Long Term Debt Repo	ort
Assessment Receipt Schedu	ule
Utility Schedu	ule

#### **Deer Run**

#### Community Development District Combined Balance Sheet April 30, 2025

		General		Capital Reserve		Debt Service		Capital Projects		Totals	
		Fund		Fund		Fund		Fund	Gove	nmental Funds	
Assets:											
Operating Account	\$	81,190	\$	8,121	\$	_	\$	_	\$	89,311	
INV-SBA	\$	448,317	\$	259,024	\$	_	\$	_	\$	707,340	
Investments:	Ψ	440,517	Ψ	237,024	Ψ		Ψ		Ψ	707,340	
Series 2018											
Reserve	\$	_	\$	_	\$	317,973	\$	_	\$	317,973	
Revenue	\$	_	\$	_	\$	381,855	\$	_	\$	381,855	
Interest	\$	_	\$	_	\$	209,825	\$	_	\$	209,825	
Prepayment	\$		\$	_	\$	11,984	\$	_	\$	11,984	
Sinking Fund	\$		\$		\$	220,002	\$		\$	220,002	
Construction	\$	_	\$	-	\$	220,002	\$	24,762	\$	24,762	
Due from General Fund	\$	_	\$	-	\$	8,857	\$	24,702	\$	8,857	
Due from Other	\$	100	\$	-	\$	-	\$	_	\$	100	
Due from Golf Course	\$	-	\$	-	\$	-	\$	-	\$ \$	100	
Prepaid Expenses	\$	-	\$	-	\$ \$	-	\$ \$	-	\$ \$	-	
Prepaid Expenses	Ф	-	Ф	-	Ф	-	Ф	-	Ф	-	
Total Assets	\$	529,607	\$	267,145	\$	1,150,497	\$	24,763	\$	1,972,011	
Liabilities:											
Accounts Payable	\$	3,200	\$	_	\$	_	\$	_	\$	3,200	
Accrued Expense Payable	\$	9,997	\$	_	\$	_	\$	_	\$	9,997	
Deferred Revenue	\$	-	\$	_	\$	_	\$	_	\$	-	
Due to Debt Service	\$	0	\$	_	\$	_	\$	_	\$	0	
Due to General Fund	\$	-	\$	_	\$	_	\$	_	\$	-	
Due to Other	\$	_	\$	_	\$	_	\$	_	\$	_	
FICA Payable	\$	369	\$	_	\$	_	\$	_	\$	369	
TICAT ayabic	Ψ	307	Ψ		Ψ		Ψ		Ψ	307	
Total Liabilites	\$	13,566	\$	-	\$	-	\$	-	\$	13,566	
Fund Balance:											
Restricted for:											
Debt Service - Series 2008	\$	-	\$	-	\$	-	\$	-	\$	-	
Debt Service - Series 2018	\$	-	\$	-	\$	1,150,497	\$	-	\$	1,150,497	
Capital Projects - Series 2008	\$	-	\$	-	\$	-	\$	0	\$	0	
Capital Projects - Series 2018	\$	-	\$	-	\$	-	\$	24,762	\$	24,762	
Assigned for:											
Capital Reserves	\$	-	\$	267,145	\$	-	\$	-	\$	267,145	
Unassigned	\$	516,041	\$	-	\$	-	\$	-	\$	516,041	
Total Fund Balances	\$	516,041	\$	267,145	\$	1,150,497	\$	24,763	\$	1,958,444	
		•									
Total Liabilities & Fund Balance	\$	529,607	\$	267,145	\$	1,150,497	\$	24,763	\$	1,972,011	

#### **Deer Run**

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted		Pro	Prorated Budget		Actual		
	Budget			Thru 04/30/25		Thru 04/30/25		Variance
Revenues:								
Vevenuezi								
Assessments	\$	1,006,746	\$	934,609	\$	934,609	\$	-
Golf Course Lake Maintenance Contribution	\$	4,642	\$	2,320	\$	2,320	\$	-
Rental Income	\$	500	\$	500	\$	875	\$	375
Interest - SBA	\$	-	\$	-	\$	6,971	\$	6,971
Total Revenues	\$	1,011,888	\$	937,429		\$944,774	\$	7,346
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	8,000	\$	4,200	\$	4,200	\$	-
FICA Expense	\$	612	\$	321	\$	321	\$	-
Engineering	\$	17,000	\$	9,917	\$	5,100	\$	4,817
Dissemination	\$	2,500	\$	1,458	\$	2,558	\$	(1,100)
Attorney	\$	25,000	\$	14,583	\$	9,469	\$	5,115
Annual Audit	\$	4,200	\$	-	\$	-	\$	-
Trustee Fees	\$	3,500	\$	2,042	\$	-	\$	2,042
Arbitrage	\$	450	\$	450	\$	450	\$	-
Assessment Roll Services	\$	2,625	\$	2,625	\$	2,625	\$	-
Management Fees	\$	38,311	\$	22,348	\$	22,348	\$	0
Information Technology	\$	1,219	\$	711	\$	711	\$	0
Website Maintance	\$	694	\$	405	\$	405	\$	0
Telephone	\$	168	\$	98	\$	129	\$	(31)
Postage	\$	850	\$	496	\$	605	\$	(109)
Insurance	\$	8,518	\$	8,518	\$	7,533	\$	985
Printing & Binding	\$	800	\$	467	\$	355	\$	111
Travel Per Diem	\$	250	\$	146	\$	-	\$	146
Legal Advertising	\$	2,000	\$	1,167	\$	131	\$	1,035
Other Current Charges	\$	2,500	\$	1,458	\$	977	\$	481
Office Supplies	\$	100	\$	58	\$	5	\$	54
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Total General & Administrative	\$	119,472	\$	71,643	\$	58,098	\$	13,546
Operations & Maintenance								
Field Expenditures								
Field Management	\$	35,089	\$	20,469	\$	20,469	\$	0
Electric	\$	103,789	\$	60,543	\$	46,462	\$	14,082
Water & Sewer	\$	18,400	\$	10,733	\$	8,466	\$	2,267
Landscape Maintenance	\$	164,000	\$	95,667	\$	77,466	\$	18,201
Landscape Contingency	\$	3,000	\$	1,750	\$	3,780	\$	(2,030)
Mulch	\$	5,250	\$	3,063	\$	-	\$	3,063
Tree Pruning	\$	4,725	\$	2,756	\$	3,022	\$	(266)
Lake Maintenance and Repairs	\$	25,700	\$	14,992	\$	15,363	\$	(371)
Irrigation Repairs	\$	21,420	\$	12,495	\$	7,525	\$	4,970
Sidewalk Repair	\$	2,500	\$	1,458	\$	-	\$	1,458
Street Repair	\$	5,000	\$	2,917	\$	-	\$	2,917
Contingency	\$	2,500	\$	1,458	\$	500	\$	958
Subtotal Field Expenditures	\$	391,373	\$	228,301	\$	183,051	\$	45,249

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25		Variance
Amenity Expenditures								
Amenities Management	\$	78,517	\$	45,802	\$	47,793	\$	(1,991)
Facilities Assistant	\$	20,983	\$	12,240	\$	7,024	\$	5,217
Property Insurance	\$	40,000	\$	40,000	\$	34,450	\$	5,550
Pool Maintenance	\$	12,000	\$	7,000	\$	12,600	\$	(5,600)
Pool Chemicals	\$	20,000	\$	11,667	\$	10,943	\$	724
Janitorial Services	\$	16,425	\$	9,581	\$	8,847	\$	735
Pest Control	\$	1,155	\$	674	\$	677	\$	(4)
Facilities Maintenance	\$	19,250	\$	11,229	\$	13,739	\$	(2,510)
Cable, Internet & Telephone Services	\$	5,963	\$	3,478	\$	2,815	\$	664
Electric - Amenities	\$	17,600	\$	10,267	\$	9,043	\$	1,224
Water & Sewer - Amenities	\$	55,930	\$	32,626	\$	25,892	\$	6,734
Gas Service	\$	1,045	\$	610	\$	414	\$	196
Security Monitoring	\$	1,500	\$	875	\$	2,663	\$	(1,788)
Access Cards	\$	500	\$	292	\$	715	\$	(423)
Operating Supplies	\$	3,150	\$	1,838	\$	1,262	\$	576
Amenity Repairs & Maintenance	\$	20,680	\$	12,063	\$	7,461	\$	4,603
Pool Repairs & Maintenance	\$	11,000	\$	6,417	\$	8,193	\$	(1,776)
Special Events	\$	17,500	\$	10,208	\$	9,094	\$	1,114
Holiday Décor	\$	2,000	\$	1,167	\$	1,539	\$	(372)
Fitness Center Repairs & Maintenance	\$	1,500	\$	875	\$	555	\$	320
Office Supplies	\$	2,500	\$	1,458	\$	986	\$	472
Elevator Maintenance	\$	2,000	\$	1,167	\$	-	\$	1,167
Contingency	\$	1,000	\$	583	\$	-	\$	583
Capital Project/Transfer Out	\$	148,845	\$	148,845	\$	148,845	\$	-
Subtotal Amenity Expenditures	\$	501,043	\$	370,961	\$	355,547	\$	15,413
Total Operations & Maintenance	\$	892,416	\$	599,261	\$	538,599	\$	60,662
Total Operations & Maintenance	J	072,410	J	399,201	J	330,399	ð	00,002
Total Expenditures	\$	1,011,888	\$	670,904	\$	596,696	\$	74,208
Excess (Deficiency) of Revenues over Expenditures	\$	(0)			\$	348,078		
Fund Balance - Beginning	\$	-			\$	167,963		
Fund Balance - Ending	\$	(0)			\$	516,041		

### **Community Development District**

### **Capital Reserve Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual	
		Budget	Thru	u 04/30/25	Thr	u 04/30/25	Variance
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	47,514	\$ (47,514)
Miscellaneous Expenses	\$	-	\$	-	\$	4,622	\$ (4,622)
Total Expenditures	\$		\$	-	\$	52,136	\$ (47,514)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(52,136)	
Other Financing Sources/(Uses)							
Transfer In	\$	148,845	\$	148,845	\$	148,845	\$ -
Interest - SBA	\$	1,000	\$	583	\$	4,343	\$ 3,760
Total Other Financing Sources (Uses)	\$	149,845	\$	149,428	\$	153,188	\$ 3,760
Net Change in Fund Balance	\$	149,845			\$	101,052	
Fund Balance - Beginning	\$	42,132			\$	166,092	
Fund Balance - Ending	\$	191,977			\$	267,145	

### **Community Development District**

### **Debt Service Fund Series 2018**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Th	ru 04/30/25	1	Variance
Revenues:								
Assessments	\$	636,575	\$	588,403	\$	588,403	\$	-
Assessments - Direct	\$	-	\$	-	\$	-	\$	-
Prepayments	\$	-	\$	-	\$	17,412	\$	17,412
Interest	\$	13,000	\$	7,583	\$	16,531	\$	8,948
Total Revenues	\$	649,575	\$	595,986	\$	622,345	\$	26,359
Expenditures:								
Interest - 11/1	\$	210,233	\$	210,233	\$	209,960	\$	273
Special Call - 2/1	\$	-	\$	-	\$	10,000	\$	(10,000)
Principal - 5/1	\$	220,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	210,233	\$	-	\$	-	\$	-
Special Call - 5/1	\$	-	\$	-	\$	-	\$	-
Interest - 8/1	\$	-	\$	-	\$	-	\$	-
Special Call - 8/1	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	640,466	\$	210,233	\$	219,960	\$	(9,727)
Excess (Deficiency) of Revenues over Expenditures	\$	9,109			\$	402,385		
Entered (Functional) of New Condition Co.	Ψ.				_ Ψ	102,000		
Fund Balance - Beginning	\$	378,368			\$	748,111		
Fund Balance - Ending	\$	387,476			\$	1,150,497		

### **Community Development District**

### **Capital Projects Fund Series 2018**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorate	d Budget	1	Actual		
	Budg	et	Thru 0	4/30/25	Thru 04/30/25		Variance	
Revenues								
Interest	\$	-	\$	-	\$	604	\$	604
Total Revenues	\$	-	\$	-	\$	604	\$	604
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	604		
Fund Balance - Beginning	\$	-			\$	24,159		
Fund Balance - Ending	\$	-			\$	24,762		

### Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:				,			<u> </u>			, , , , , , , , , , , , , , , , , , ,			
Assessments	\$ - \$		105,190 \$	508,654 \$	22,952 \$	7,940 \$	9,814 \$	- \$	- \$	- \$	- \$	- \$	729,816
Assessments - Direct	\$ - \$			- \$	68,264 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	204,793
Golf Course Lake Maintenance Contribution	\$ - \$			1,160 \$	1,160 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,320
Rental Income	\$ - \$			- \$	- \$	875 \$	- \$	- \$	- \$	- \$	- \$	- \$	875
Interest - SBA	\$ 431 \$	367 \$	368 \$	409 \$	1,715 \$	1,893 \$	1,787 \$	- \$	- \$	- \$	- \$	- \$	6,971
Total Revenues	\$ 431 \$	143,898 \$	173,823 \$	510,223 \$	94,091 \$	10,708 \$	11,601 \$	- \$	- \$	- \$	- \$	- \$	944,774
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	1,200 \$	- \$	800 \$	200 \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	4,200
FICA Expense	\$ 77 \$	92 \$	- \$	61 \$	15 \$	77 \$	- \$	- \$	- \$	- \$	- \$	- \$	321
Engineering	\$ 1,500 \$	300 \$	300 \$	2,600 \$	- \$	400 \$	- \$	- \$	- \$	- \$	- \$	- \$	5,100
Dissemination	\$ 1,208 \$	208 \$	208 \$	308 \$	208 \$	208 \$	208 \$	- \$	- \$	- \$	- \$	- \$	2,558
Attorney	\$ 3,331 \$	3,132 \$	1,388 \$	1,618 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,469
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Trustee Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Arbitrage	\$ - \$	450 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	450
Assessment Roll Services	\$ 2,625 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,625
Management Fees	\$ 3,193 \$	3,193 \$	3,193 \$	3,193 \$	3,193 \$	3,193 \$	3,193 \$	- \$	- \$	- \$	- \$	- \$	22,348
Information Technology	\$ 102 \$	3 102 \$	102 \$	102 \$	102 \$	102 \$	102 \$	- \$	- \$	- \$	- \$	- \$	711
Website Maintance	\$ 58 \$	58 \$	58 \$	58 \$	58 \$	58 \$	58 \$	- \$	- \$	- \$	- \$	- \$	405
Telephone	\$ 2 \$	- \$	17 \$	9 \$	- \$	93 \$	8 \$	- \$	- \$	- \$	- \$	- \$	129
Postage	\$ 64 \$	91 \$	35 \$	49 \$	178 \$	12 \$	175 \$	- \$	- \$	- \$	- \$	- \$	605
Insurance	\$ 7,533 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,533
Printing & Binding	\$ 45 \$	8 \$	44 \$	38 \$	165 \$	11 \$	44 \$	- \$	- \$	- \$	- \$	- \$	355
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Legal Advertising	\$ 25 \$	3 25 \$	- \$	25 \$	30 \$	25 \$	- \$	- \$	- \$	- \$	- \$	- \$	131
Other Current Charges	\$ 157 \$	178 \$	174 \$	157 \$	61 \$	96 \$	154 \$	- \$	- \$	- \$	- \$	- \$	977
Office Supplies	\$ 1 \$	1 \$	1 \$	1 \$	1 \$	1 \$	1 \$	- \$	- \$	- \$	- \$	- \$	5
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 21,095 \$	9,036 \$	5,519 \$	9,020 \$	4,211 \$	5,274 \$	3,942 \$	- \$	- \$	- \$	- \$	- \$	58,098
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 2,924 \$	2,924 \$	2,924 \$	2,924 \$	2,924 \$	2,924 \$	2,924 \$	- \$	- \$	- \$	- \$	- \$	20,469
Electric	\$ 5,805 \$	6,792 \$	6,770 \$	6,844 \$	6,679 \$	6,773 \$	6,800 \$	- \$	- \$	- \$	- \$	- \$	46,462
Water & Sewer	\$ 1,438 \$	1,265 \$	1,528 \$	1,123 \$	1,182 \$	924 \$	1,005 \$	- \$	- \$	- \$	- \$	- \$	8,466
Landscape Maintenance	\$ 11,067 \$	11,067 \$	11,067 \$	11,067 \$	11,067 \$	11,067 \$	11,067 \$	- \$	- \$	- \$	- \$	- \$	77,466
Landscape Contingency	\$ 2,700 \$	1,080 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,780
Mulch	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Tree Pruning	\$ 1,255 \$	- \$	- \$	1,767 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,022
Lake Maintenance and Repairs	\$ 2,039 \$	2,039 \$	3,129 \$	2,039 \$	2,039 \$	2,039 \$	2,039 \$	- \$	- \$	- \$	- \$	- \$	15,363
Irrigation Repairs	\$ 3,725 \$	- \$	- \$	- \$	- \$	3,800 \$	- \$	- \$	- \$	- \$	- \$	- \$	7,525
Sudewalk Repair	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Contingency	\$ - \$	- \$	500 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	500

**Deer Run** 

### **Community Development District**

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June Ju	ıly Aug	Sept	Total
Amenity Expenditures												
Amenities Management	\$ 6,875	\$ 6,875	\$ 6,875	6,875	\$ 6,875 \$	6,875	6,543	\$ - \$	- \$	- \$	- \$ -	\$ 47,793
Facilities Assistant	\$ 2,056	\$ 179	\$ 270	1,309	\$ 1,274 \$	1,937	-	\$ - \$	- \$	- \$	- \$ -	\$ 7,024
Property Insurance	\$ 34,450	\$ - :	\$ - :	-	\$ - \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ 34,450
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	1,800	\$ 1,800 \$	1,800	1,800	\$ - \$	- \$	- \$	- \$ -	\$ 12,600
Pool Chemicals	\$ 1,557	\$ 1,485	\$ 1,485	1,602	\$ 1,602 \$	1,612	1,602	\$ - \$	- \$	- \$	- \$ -	\$ 10,943
Janitorial Services	\$ 1,100	\$ 1,100	\$ 1,547	1,200	\$ 1,200 \$	1,500	1,200	\$ - \$	- \$	- \$	- \$ -	\$ 8,847
Pest Control	\$ 97	\$ 97	\$ 97	97	\$ 97 \$	97 \$	97	\$ - \$	- \$	- \$	- \$ -	\$ 677
Facilities Maintenance	\$ 1,330	\$ 743	\$ 6,399	1,425	\$ 1,395 \$	1,800	648	\$ - \$	- \$	- \$	- \$ -	\$ 13,739
Cable, Internet & Telephone Services	\$ 400	\$ 400	\$ 400	\$ 401	\$ 401 \$	406	406	\$ - \$	- \$	- \$	- \$ -	\$ 2,815
Electric - Amenities	\$ 1,378	\$ 1,386	\$ 1,255	1,229	\$ 1,303 \$	1,268	1,224	\$ - \$	- \$	- \$	- \$ -	\$ 9,043
Water & Sewer - Amenities	\$ 3,829	\$ 2,287	\$ 4,179	3,650	\$ 4,627 \$	3,516	3,803	\$ - \$	- \$	- \$	- \$ -	\$ 25,892
Gas Service	\$ 57	\$ 71	\$ 48	64	\$ 56 \$	52 5	65	\$ - \$	- \$	- \$	- \$ -	\$ 414
Security Monitoring	\$ -	\$ 617	\$ 1,788	10	\$ 248 \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ 2,663
Access Cards	\$ -	\$ 715	\$ - :	-	\$ - \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ 715
Operating Supplies	\$ 269	\$ 250	\$ 242	126	\$ 53 \$	322 \$	-	\$ - \$	- \$	- \$	- \$ -	\$ 1,262
Amenity Repairs & Maintenance	\$ 1,330	\$ 1,200	\$ 1,000	473	\$ 1,043 \$	2,415	-	\$ - \$	- \$	- \$	- \$ -	\$ 7,461
Pool Repairs & Maintenance	\$ 836	\$ 200	\$ - :	-	\$ 500 \$	6,657	-	\$ - \$	- \$	- \$	- \$ -	\$ 8,193
Special Events	\$ 1,249	\$ 1,159	\$ 979	2,857	\$ 875 \$	947	1,028	\$ - \$	- \$	- \$	- \$ -	\$ 9,094
Holiday Décor	\$ -	\$ 250	\$ 1,289	-	\$ - \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ 1,539
Fitness Center Repairs & Maintenance	\$ -	\$ 150	\$ 175	-	\$ - \$	230	-	\$ - \$	- \$	- \$	- \$ -	\$ 555
Office Supplies	\$ 208	\$ 500	\$ - :	118	\$ 40 \$	120 \$	-	\$ - \$	- \$	- \$	- \$ -	\$ 986
Elevator Maintenance	\$ -	\$ - :	\$ - :	-	\$ - \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ -
Contingency	\$ -	\$ - :	\$ - :	-	\$ - \$	- 5	-	\$ - \$	- \$	- \$	- \$ -	\$ -
Capital Project	\$ -	\$ - :	\$ - :	-	\$ - \$	148,845	-	- \$	- \$	- \$	- \$ -	\$ 148,845
Subtotal Amenity Expenditures	\$ 58,822	\$ 21,464	\$ 29,826	23,235	\$ 23,387 \$	180,398	18,416	\$ - \$	- \$	- \$	- \$ -	\$ 355,547
Total Operations & Maintenance	\$ 89,774	\$ 46,631	\$ 55,743	48,999	\$ 47,277 \$	207,924	42,250	\$ - \$	- \$	- \$	- \$ -	\$ 538,599
Total Expenditures	\$ 110,870	\$ 55,667	\$ 61,263	58,019	\$ 51,488 \$	213,198	46,192	\$ - \$	- \$	- \$	- \$ -	\$ 596,696
Excess (Deficiency) of Revenues over Expenditures	\$ (110,439)	\$ 88,230	\$ 112,560	452,205	\$ 42,603 \$	(202,490)	(34,591)	\$ - \$	- \$	- \$	- \$ -	\$ 348,078

### **Community Development District**

### **Long Term Debt Report**

Series 2018, Special Asses	sment Revenue and Refunding Bonds
Interest Rate:	5.40%, 5.50%
Maturity Date:	5/1/2044
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$318,288
Reserve Fund Balance	\$317,973
Bonds Outstanding - 08/02/18	\$11,175,000
Less: Principal Payment - 05/01/19	(\$205,000
Less: Special Call - 05/01/19	(\$430,000
Less: Special Call - 11/01/19	(\$895,000
Less: Principal Payment - 05/01/20	(\$215,000
Less: Special Call - 05/01/20	(\$75,000
Less: Special Call - 08/01/20	(\$640,000
Less: Special Call - 11/01/20	(\$10,000
Less: Principal Payment - 05/01/21	(\$180,000
Less: Principal Payment - 05/01/22	(\$190,000
Less: Special Call - 08/01/22	(\$15,000
Less: Special Call - 11/01/22	(\$55,000
Less: Principal Payment - 05/01/23	(\$200,000
Less: Special Call - 05/01/23	(\$10,000
Less: Special Call - 08/01/23	(\$10,000
Less: Special Call - 11/01/23	(\$95,000
Less: Principal Payment - 05/01/24	(\$210,000
Less: Special Call - 05/01/24	(\$5,000
Less: Special Call - 08/01/24	(\$10,000
Less: Special Call - 02/01/25	(\$10,000

\$7,715,000

**Current Bonds Outstanding** 

### **DEER RUN**

### COMMUNITY DEVELOPMENT DISTRICT

### **Special Assessment Receipts**

Fiscal Year 2025

 Gross Assessments
 \$ 1,226,367.82
 \$ 780,442.48
 \$ 445,925.34

 Net Assessments
 \$ 1,152,785.75
 \$ 733,615.93
 \$ 419,169.82

ON ROLL ASSESSMENTS

Series 2018

													63.64%		36.36%		100.00%
DATE	Check#	DESCRIPTION	(	GROSS AMT	CO	OMMISSIONS	DI	SC/PENALTY	INTEREST	N	ET RECEIPTS	C	&M Portion	Ι	OSF Portion		Total
10/7/24	67390	Bank Interest	\$	986.84	\$	-	\$	-	\$ -	\$	986.84	\$	986.84	\$	-	\$	986.84
10/21/24	6855	Excess Fees	\$	5,026.12	\$	-	\$	-	\$ -	\$	5,026.12	\$	5,026.12	\$	-	\$	5,026.12
11/18/24	67491	10/01/24-11/12/24	\$	115,837.25	\$	2,220.86	\$	4,794.16	\$ -	\$	108,822.23	\$	69,252.87	\$	39,569.36	\$	108,822.23
12/4/24	67535	11/13/24-11/25/24	\$	175,694.08	\$	3,373.33	\$	7,027.60	\$ -	\$	165,293.15	\$	105,190.13	\$	60,103.02	\$	165,293.15
12/16/24	67705	11/26/2024-12/06/24	\$	832,538.73	\$	15,985.12	\$	33,282.77	\$ -	\$	783,270.84	\$	498,462.07	\$	284,808.77	\$	783,270.84
12/30/24	67746	12/07/24-12/20/24	\$	16,839.34	\$	326.85	\$	496.79	\$ -	\$	16,015.70	\$	10,192.16	\$	5,823.54	\$	16,015.70
1/30/25	68539	12/21/24-01/21/25	\$	37,897.87	\$	736.03	\$	1,096.14	\$ -	\$	36,065.70	\$	22,951.68	\$	13,114.02	\$	36,065.70
3/5/25	68736	01/22/25-02/26/25	\$	12,894.02	\$	254.63	\$	162.76	\$ -	\$	12,476.63	\$	7,939.94	\$	4,536.69	\$	12,476.63
3/28/25	68783	02/26/25-03/25/25	\$	15,735.83	\$	314.72				\$	15,421.11	\$	9,813.77	\$	5,607.34	\$	15,421.11
		TOTAL	\$ :	1,213,450.08	\$	23,211.54	\$	46,860.22	\$ -	\$	1,143,378.32	\$	729,815.58	\$	413,562.74	\$1	,143,378.32

99% Gross Percent Collected
\$ 9,407.43 Balance Remaining to Collect

### DIRECT ASSESSMENTS

DR Horton			Net Assessments	\$ 506,177.92	\$ 273,057.92	\$	233,120.00
DATE	DUE	CHECK	NET	AMOUNT	GENERAL	D	EBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND	]	FUND 2018
10/21/24	10/1/24	1966018	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$	58,280.00
12/6/24	12/1/24	2323642	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$	58,280.00
2/13/25	2/1/25	2020787	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$	58,280.00
	5/1/25		\$ 126,544.48	\$ -	\$ -	\$	-
			\$ 506,177.92	\$ 379,633.44	\$ 204,793.44	\$	174,840.00

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## Deer Run Community Development District

### Summary of Check Register

March 01, 2025 through April 30, 2025

Fund	Date	Check No.'s		Amount
General Fur	nd			
	3/5/25	2262-2270	\$	24,751.33
	3/19/25	2271-2280	\$	18,668.84
	3/27/25	2281-2285	\$	7,273.56
	4/9/25	2286-2293	\$	30,887.66
	4/23/25	2294-2298	\$	18,572.72
Capital Res	erve			
	3/18/25	6	\$	148,845.00
	4/23/25	7-8	\$	5,258.92
Payroll				
-	3/20/25	50244 B. DeSantis	\$	184.70
	3/20/25	50245 F. Gates	\$	184.70
	3/20/25	50246 G. Garner	\$	184.70
	3/20/25	50247 G. Masten	\$	-
	3/20/25	50248 M. Tabares	\$	184.70
	4/30/25	50249 B. DeSantis	\$	184.70
	4/30/25	50250 F. Gates	\$	184.70
	4/30/25	50251 G. Garner	\$	184.70
	4/30/25	50252 G. Masten		-
	4/30/25	50253 M. Tabares	\$ \$	184.70

**Total Amount** 

\$255,735.63

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/25 PAGE 1
\*\*\* CHECK DATES 03/01/2025 - 03/31/2025 \*\*\* DEER RUN CDD - GENERAL FUND

	E	BANK A DEER RUN CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
3/05/25 00110	2/21/25 3110 202503 320-53800-	48000	*	1,800.00	
	MAR POOL SERVICE 2/21/25 3110 202503 320-53800-	48100	*	9.99	
	CLARIFIER	C BUSS ENTERPRISES INC			1,809.99 002262
3/05/25 00066	2/13/25 74030791 202502 320-53800-		*	96.77	
	PEST CONTROL FEB25	FLORIDA PEST CONTROL & CHEMI	ICAL CO		96.77 002263
3/05/25 00092	12/30/24 75441 202501 320-53800-	51000	*	10.00	
	COIN CELL BATTERY	HI-TECH SYSTEM ASSOCIATES IN	1C		10.00 002264
3/05/25 00082	3/01/25 173 202502 320-53800-		*	300.00	
	CLEANING 2/24	J&G COMMERCIAL CLEANING SERV	/ICE LLC		300.00 002265
3/05/25 00085	2/26/25 3526768 202412 310-51300-	-31500	*	1,218.00	
	GENERAL COUNSEL DEC24	KUTAK ROCK LLP			1,218.00 002266
3/05/25 00059	3/01/25 11129561 202503 320-53800-	48100	*	1,601.51	
	WATER MANAGEMENT MAR25				1,601.51 002267
3/05/25 00056	2/28/25 257 202502 320-53800-	 -12110	*	1,273.53	
	FEB ASSIST MANAGER 3/01/25 256 202503 320-53800-		*	6,875.00	
	MAR FACILITY MANAGEMENT		ES, INC		8,148.53 002268
	2/20/25 58718216 202502 320-53800-		*	500.00	
	HVAC SERVICE	SUNSHINE STATE HEATING & AIF	8		500.00 002269
3/05/25 00042	3/01/25 864068 202503 320-53800-	-46000	*		
	MAR LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			11,066.53 002270
	3/13/25 3205 202503 320-53800- PENTAIR MOTOR INSTALL		*	5,578.68	
	PENIAIR MOTOR INSTALL	C BUSS ENTERPRISES INC			5,578.68 002271
3/19/25 00044	3/05/25 03052025 202503 300-20700- COMMISSIONS THRU 3/5/25	-10200	*	254.63	
		FLAGLER COUNTY TAX COLLECTOR	8		254.63 002272

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/25 PAGE 2
\*\*\* CHECK DATES 03/01/2025 - 03/31/2025 \*\*\* DEER RUN CDD - GENERAL FUND

	03, 01, 2023 03,	31/2025 ^^^	BANK A DEER RU	JN CDD			
CHECK VEND# DATE	INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK
3/19/25 00027		8 202502 320-53800	-43000		*	902.00	
		M LIGHTING FEB25	FLORIDA POW	VER & LIGHT COMPANY			902.00 002273
	3/10/25 7522297	3 202503 320-53800			*	96.77	
	PEST C	ONTROL MAR25	FLORIDA PES	ST CONTROL & CHEMIC	AL CO		96.77 002274
3/19/25 00107	2/12/25 0006984	7 202502 310-51300	-48000		*	29.60	
		MEETINGS MAR-SEP		DIA CORP			29.60 002275
3/19/25 00001	3/01/25 392	202503 310-51300	-34000		*	3,192.58	
	3/01/25 392	NAGEMENT FEES 202503 310-51300	-35200		*	57.83	
	3/01/25 392	BSTIE ADMIN 202503 310-51300	-35100		*	101.58	
		202503 310-51300			*	208.33	
	3/01/25 392	SSEM AGENT SERVICE 202503 310-51300	-51000		*	.51	
	3/01/25 392	SUPPLIES 202503 310-51300	-42000		*	11.73	
		202503 310-51300	-42500		*	10.65	
		202503 310-51300	-41000		*	92.94	
	TELEPHO 3/01/25 393	202503 320-53800	-12000		*	2,924.08	
	MAR FI	ELD MANAGEMENT	GOVERNMENTA	AL MANAGEMENT SERVI	CES		6,600.23 002276
3/19/25 00102	3/10/25 990624	202503 320-53800			*	2,038.93	
	LAKE M	IAINTENANCE MAR25	J & J AQUAT	FICS SPECIALIST LLC	: 		2,038.93 002277
3/19/25 00082	3/11/25 174	202503 320-53800			*	300.00	
	CLEANII	NG 3/3	J&G COMMERC	CIAL CLEANING SERVI	CE LLC		300.00 002278
3/19/25 00085	3/07/25 3536573	202501 310-51300			*	1,533.00	
	GENERA:	L COUNSEL JAN25	KUTAK ROCK	LLP			1,533.00 002279
3/19/25 00056	3/06/25 258	202503 320-53800	-54000		*	1,335.00	
	MAR PR	ESURE WASHING SER	RIVERSIDE M	MANAGEMENT SERVICES	, INC		1,335.00 002280

AP300R *** CHECK DATES	YEAR-TO-DATE 203/01/2025 - 03/31/2025 *** DE BE	ACCOUNTS PAYABLE PREPAID/COMPUTER EER RUN CDD - GENERAL FUND ANK A DEER RUN CDD	CHECK REGISTER	RUN 5/20/25	PAGE 3
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS		AMOUNT	CHECK AMOUNT #
3/27/25 00082	3/24/25 176 202503 320-53800-	48300	*	300.00	
	CLEANING 3/17	J&G COMMERCIAL CLEANING SERVICE	LLC		300.00 002281
3/27/25 00093	3/20/25 3501-1 202503 320-53800-		*	230.00	
	GYM EQUIPMENT MAINT	LLOYDS EXERCISE EQUIPMENT			230.00 002282
3/27/25 00089	3/20/25 1908] 202503 320-53800-	46200	*	3,800.00	
	IRRIGATION PUMP SRVC CALL	M&M SALES SERVICE LLC			3,800.00 002283
3/27/25 00056	3/14/25 259 202502 320-53800-		*		
	FEB AMEN REPAIR & MAINT 3/14/25 259 202502 320-53800-	50000	*	650.00	
	FEB FACILITY MAINT 3/14/25 259 202502 320-53800-	57000	*	40.00	
	FEB OFFICE SUPPLIES 3/14/25 259 202502 320-53800-	55000	*	500.00	
	FEB POOL REPAIRS & MAINT 3/14/25 259 202502 320-53800-	53000	*	52.78	
	FEB OPERATING SUPPLIES 3/14/25 260 202503 320-53800-	59000	*	946.78	
	SPECIAL EVENT 3/5/25	RIVERSIDE MANAGEMENT SERVICES,	INC		2,843.56 002284
3/27/25 00117	3/26/25 03262025 202503 300-36900-			100.00	
	RENTAL REFUND	SUE METZGER			100.00 002285

DRUN DEER RUN

AMOSSING

TOTAL FOR REGISTER

50,693.73

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/25 PAGE 1
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* DEER RUN CDD - GENERAL FUND

CHECK DAIES		BANK A DEER RUN CDD	,		
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK
4/09/25 00110	4/24/25 3280 202504 320-53800-	48000	*	1,800.00	
	APR POOL SERVICE	C BUSS ENTERPRISES INC			1,800.00 002286
4/09/25 00027	4/01/25 18004994 202503 320-53800- PREMIUM LIGHTING MAR25	43000	*	902.00	
	PREMIUM LIGHTING MAR25	FLORIDA POWER & LIGHT CO	DMPANY		902.00 002287
4/09/25 00107	3/12/25 00070388 202503 310-51300- NTC OF MEETING 3/19/25		*		
	NIC OF MEETING 3/19/25	GANNETT MEDIA CORP			25.46 002288
4/09/25 00118	4/01/25 4 202504 310-51300- APR MANAGEMENT FEES	-34000	*	3,192.58	
	4/01/25 4 202504 310-51300- APR WEBSITE ADMIN	-35200	*	57.83	
	4/01/25 4 202504 310-51300- APR INFO TECH	-35100	*	101.58	
	4/01/25 4 202504 310-51300- APR DISSEM AGENT SERVICES	-31300	*	208.33	
	4/01/25 4 202504 310-51300- OFFICE SUPPLIES	-51000	*	.72	
	4/01/25 4 202504 310-51300- POSTAGE		*	175.49	
	4/01/25 4 202504 310-51300- COPIES	42500	*	43.95	
	4/01/25 4 202504 310_51300_	41000	*	7.97	
	TELEPHONE	GOVERNMENTAL MANAGEMENT	SERVICES		3,788.45 002289
4/09/25 00082	4/02/25 177 202503 320-53800-		*		
	CLEANING 3/24	J&G COMMERCIAL CLEANING	SERVICE LLC		300.00 002290
4/09/25 00059	4/01/25 11129561 202504 320-53800- WATER MANAGEMENT APR25	-48100	*	1,601.51	
	WAIER MANAGEMENI APR25	POOLSURE			1,601.51 002291
4/09/25 00056	3/31/25 262 202503 320-53800-	-12110	*	1,936.55	
	MAR ASSISTANT MANAGER 4/01/25 261 202504 320-53800-		*	6,543.08	
	APR FACILITY MANAGEMENT 4/01/25 261 202504 320-53800-	12000	*	2,924.08	
	APR FIELD MANAGEMEMT	RIVERSIDE MANAGEMENT SER	RVICES, INC		11,403.71 002292

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/25 PAGE 2
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

	BANK A DEER RUN CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/09/25 00042	4/01/25 879904 202504 320-53800-46000 APR LANDSCAPE MAINTENANCE	*	11,066.53	
	YELLOWSTONE LANDSCAPE			11,066.53 002293
4/23/25 00044	3/28/25 03282025 202503 300-20700-10200 COMMISSIONS THRU 3/28/25	*	314.72	
	FLAGLER COUNTY TAX COLLECTOR			314.72 002294
4/23/25 00102	4/10/25 990675 202504 320-53800-47000 LAKE MAINTENANCE APR25	*	2,038.93	
	J & J AQUATICS SPECIALIST LLC			2,038.93 002295
4/23/25 00082	3/17/25 175 202503 320-53800-48300 CLEANING 3/10	*	300.00	
	4/09/25 178 202503 320-53800-48300 CLEANING 3/31	*	300.00	
	4/16/25 179 202504 320-53800-48300	*	300.00	
	CLEANING 4/7 4/20/25 180	*	300.00	
	CLEANING 4/14  J&G COMMERCIAL CLEANING SERVICE	LLC		1,200.00 002296
4/23/25 00056	4/11/25 263 202504 320-53800-59000	*	1,028.05	
	SPECIAL EVNT SUPP 4/5/25 4/11/25 264 202503 320-53800-55000	*	525.00	
	MAR POOL REPAIRS & MAINT 4/11/25 264 202503 320-53800-57000	*	120.00	
	MAR OFFICE SUPPLIES 4/11/25 264 202503 320-53800-53000	*	322.00	
	MAR OPERATING SUPPLIES 4/11/25 264 202503 320-53800-50000	*	1,800.00	
	MAR FACILITIES MAINT 4/11/25 264 202503 320-53800-54000	*	1,079.99	
	MAR AMEN REPAIRS & MAINT RIVERSIDE MANAGEMENT SERVICES,	INC		4,875.04 002297
4/29/25 00035	3/28/25 03282025 202504 300-20700-10100		4,536.69	
-,,	03.05 FY25 ASSESSMENTS 3/28/25 03282025 202504 300-20700-10100	*	5,607.34	
	03.28 FY25 ASSESSMENTS  DEER RUN CDD C/O REGIONS BANK			10,144.03 002298
	TOTAL FOR BA	ANK A	49,460.38	
	TOTAL FOR RE	GISTER	49,460.38	

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTE 03/01/2025 - 03/31/2025 *** DEER RUN CDD - CAPITAL RESERVE BANK A DEER RUN CDD-CAP RES	CR CHECK REGISTER	RUN 5/20/25	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/18/25 00002	3/18/25 03182025 202503 600-15100-10000 TRAN TO SBA	*	148,845.00	
	STATE BOARD OF ADMINISTRATION		1	48,845.00 000006
	TOTAL FOR E	BANK A	148,845.00	
	TOTAL FOR R	REGISTER	148,845.00	

*** CHECK DATES 04/01/2025 - 04/30/2025 *** DEER RUN CDI	YABLE PREPAID/COMPUTER CHECK REGISTER O - CAPITAL RESERVE RUN CDD-CAP RES	RUN 5/20/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLA	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
4/23/25 00005 2/20/25 88224 202502 600-53800-60000 AERATOR SERVICE	*	1,658.92	
	ORIZONS, INC		1,658.92 000007
4/23/25 00004 4/03/25 2568 202504 600-53800-60000 PUMP RE-INSPECTION	*	3,600.00	
	GN STUDIO LLC		3,600.00 000008
	TOTAL FOR BANK A	5,258.92	
	TOTALL FOR BRANK II	3,230.72	
	TOTAL FOR REGISTER	5,258.92	

DRUN DEER RUN

AMOSSING

PR300R	PA	YROLL CHECK REGISTER	RUN	3/20/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHEC DAT		
50244	13	BARBARA A DESANTIS	184.70	3/20/202	5	
50245	12	FRANKLIN D GATES	184.70	3/20/202	5	_
50246	10	GARY D GARNER	184.70	3/20/202	5	_
50247	15	GARY R MASTEN	.00	3/20/202	5	
50248	14	MELISSA TABARES	184.70	3/20/202	5	

TOTAL FOR REGISTER 738.80

DRUN DEER RUN

SRICE

PR300R	PA	AYROLL CHECK REGISTER	RUN	5/02/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHEC DAT		
50249	13	BARBARA A DESANTIS	184.70	5/02/202	15	
50250	12	FRANKLIN D GATES	184.70	5/02/202	15	_
50251	10	GARY D GARNER	184.70	5/02/202	15	_
50252	15	GARY R MASTEN	.00	5/02/202	5	
50253	14	MELISSA TABARES	184.70	5/02/202	15	

TOTAL FOR REGISTER 738.80

DRUN DEER RUN

SRICE

### INVOICE

**C Buss Enterprises Inc** 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110

Invoice details

Invoice no.: 3110 Terms: Net 30

Invoice date: 02/21/2025 Due date: 03/23/2025 Approved
Pool Maintenance
0013205380048000
001.320.53800.55000
mar pool service

Clarifier Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE MARCH	1	\$1,800.00	\$1,800.00
2.	CLARIFIER	NATURAL WATER CLARIFIER, PER QT	0.375	\$26.63	\$9.99
			Total		\$1,809.99

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095



PO BOX 740608 CINCINNATI OH 45274-0608

PHONE: 386-673-0405 WEB: flapest.com Text: 352-376-2661 Bill To Number 2692782

Invoice Date 2/13/2025 Amount Due 96.77

INVOICE# 74030791 DEER RUN CDD



96.77

### **INVOICE DETAIL**

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

Deer Run Cdd 501 GRAND RESERVE DR BUNNELL , FL ON 2/13/2025

Approved
Pest Control
001.320.53800.48400
Rich Gray
pest control feb25



### Payment Receipt. Please Return with Payment Remittance



PO Box 13848 Reading, PA 19612-3848 Bill To #: 2692782

Date: 2/13/2025

**Due Date:** 3/15/2025

Invoice #: 74030791

Amount Due: 96.77

Amount Paid:

Check No.:

### Ֆիիիդոր Ամրկոսի || իրակիր - || իրակիր

1794 1 MA 0.622 8 Return Service Requested
Deer Run Cdd
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
Orlando, FL 32822-5149

Invoice

Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

Deer Run at Grand Reserve
475 West Town Place
Suite 114
Saint Augustine, FL 32092
Click Here to Pay Online!

Invoice #:

Invoice Date:

75441 12/30/2024

Completed:

01/09/2025

Due On Receipt

Terms:

Bid#:

Service Ticket:

75441

475 West Town Place

### HiTechFlorida.com

				_
	Description	Qty	Rate	Amount
7421520 - Access Control System - Gran CR2330 3v Lithium Coin Cell battery CR2032 Coin Cell Battery Sales Tax	d Reserve Island Club Amenity Center	- 501 Grand Reserve Dr., Bun 1.00 1.00	<i>nell, FL</i> \$5.00 \$5.00	5.00 5.00 0.00
00132053800510 coin cell battery	00			

### Tech Resolution Note:

WCT Went to replace batteries and the battery that was order was the wrong, talk to Joe and had him resend all the user cause could change the battery and it reset it self I let Joe know battery has been replaced twice in one yr and when I talk to alarm.com

the first they said if happens again it's a bad board. To review or pay your account online, please visit our online bill payment portal at <a href="Hi-Tech Customer Portal">Hi-Tech Customer Portal</a>. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com Office: 850-385-7649

\$0.00
\$10.00

### approved by NC on 3/3/2025 48300

### **Invoice**

173

3/1/2025 NET 15

### **Dear Run Amenity Center**

Attn: Natalie

 Service
 Cost

 Week of 2/24
 300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

**Total Due:** 

Jason & Gretchen Sandoval
Owners
J&G Commercial Cleaning Services LLC
386-986-7445
22 Prince Anthony Ln.
Palm Coast FL, 32164

0013205380048300 Cleaning 2/24

300.00



### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 26, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

0013105130031500 General Counsel dec24

Mr. George Flint Deer Run CDD Governmental Management Services-CF, LLC Suite A206 9145 Narcoossee Rd. Orlando, FL 32827

Invoice No. 3526768

6023-1

Re: Deer	Run CDD - Genera	l Counsel		
For Professio	nal Legal Services	Rendered		
12/03/24	K. Buchanan	0.80	252.00	Confer with amenity manager and insurer relating to pickle ball league
12/05/24	K. Haber	1.40	357.00	agreement; review same Prepare request for proposals for landscape maintenance project manual
12/11/24	K. Buchanan	0.50	157.50	Prepare CDD 101 presentation for new board members
12/12/24	K. Haber	0.20	51.00	Correspond with Sweeting regarding spending authority resolutions
12/16/24	K. Buchanan	0.30	94.50	Prepare correspondence to Dean
12/16/24	K. Haber	0.80	204.00	Prepare agreement for district management services; correspond with Nelson regarding property management services agreement
12/18/24	K. Haber	0.40	102.00	Revise landscape services request for proposals; correspond with Oliver regarding same
TOTAL HOU	JRS	4.40		

### KUTAK ROCK LLP

Deer Run CDD February 26, 2025 Client Matter No. 6023-1 Invoice No. 3526768 Page 2

TOTAL FOR SERVICES RENDERED

\$1,218.00

TOTAL CURRENT AMOUNT DUE

\$1,218.00

# approved by NC on 2/18/2024 poolsure 12 48/00 Invoice 2



Date Invoice#

3/1/2025 111295612379

1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Terms	Net 20
Due Date	3/21/2025
PO#	Sur die stabligsverkennische Ausgebereitster der State der State der State der State der State der State der S State der State der S

#### Bill To

Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822

Ship To

Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,576.51
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00

Subtotal \$1,601.51 Tax \$0.00 0013205380048100 Total \$1,601.51 Water management mar25 **Amount Paid/Credit Applied** \$0.00 **Balance Due** \$1,601.51

### Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

### Invoice

Invoice #: 256 Invoice Date: 3/1/2025

Due Date: 3/1/2025

Case:

P.O. Number:

### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
320.53800.12100 - Facility Management - Deer Run - March 2025		6,875.00	6,875.00
0.1.			
alison Morning 3-4-25		And a second sec	

Total	\$6,875.00
Payments/Credits	\$0.00
Balance Due	\$6,875.00

### Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

### Invoice

Invoice #: 257

Invoice Date: 2/28/2025

Due Date: 2/28/2025

Case:

P.O. Number:

### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

	Description	Hours/Qty	Rate	Amount
ssistant Ma	nager through February 2025	46.31	27.50	1,273.53
	001,320,53800,12110			e colonia di manananta
			Regionalise	
		The second secon	Administra	
		operation and the second secon		
		The state of the s		
	Missa MANMA		na consecue sociale de la consecue sociale del la consec	
	Wash I wonly			
	alison Mossing 3-5-25		transformentation	
	00		a constant	

Total	\$1,273.53
Payments/Credits	\$0.00
Balance Due	\$1,273.53

### DEER RUN COMMUNITY DEVELOPMENT DISTRICT

### **Assistant Manager**

Qty./Hours	Description	E	late	A	mount
46.31	Assistant Manager	\$	27.50	\$	1,273.53
	Covers Period: February 2025				
	GL#001.320.53800.12110				
	TOTAL DUE:		,	\$	1,273.53

### DEER RUN COMMUNITY DEVELOPMENT DISTRICT AMENITY ASSISTANT BILLABLE HOURS FOR THE MONTH OF FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
2/1/25	5.03	J.H.	Party Attendant for rental
2/4/25	2.03	C.P.	Assisted with planning, completed daily checklist
2/9/25	3.62	C.P.	Super Bowl Event - set up, assist and clean up
2/9/25	5.35	J.H.	Party Attendant for rental
2/10/25	4.47	J.H.	Craft Night - set up, assist and clean up
2/11/25	4.5	C.P.	Assisted with planning, completed daily checklist
2/13/25	4.8	C.P.	Assisted with planning, completed daily checklist
2/13/25	3.28	J.H.	Teen Night - set up, assist and clean up
2/14/25	0.53	C.P.	Assisted with planning, completed daily checklist
2/17/25	8	C.P.	Assisted with planning, completed daily checklist
2/28/25	4.7	C.P.	Paint Night - set up, assist and clean up
n <u>.</u>	46.31		

Sunshine State Heating and Air Conditioning HEATING & AIR CONDITIONING2323 N State St Unit 126, Bunnell, Florida 32110 **United States** 

(386) 627-5500

Invoice 58718216 Invoice Date 2/20/2025

Completed Date 2/20/2025

**Customer PO** 

Payment Term Due Upon Receipt

Due Date 2/20/2025

**Billing Address** Deer Run CDD - Amenity Center 501 Grand Reserve Drive Bunnell, FL 32110 USA

ALWAYS SUNNY!

Job Address

Deer Run CDD - Amenity Center 501 Grand Reserve Drive Bunnell, FL 32110 USA

### **Description of Work**

Adding 6 inch duct-line from supply Plenum through wall to electrical room in office. Also putting Passover vents from closet

Task # SRR100	<b>Description</b> Sunshine State HVAC Service options	Quantity 1.00	Your Price \$500.00	Your Total \$500.00
			Sub-Total Tax	\$500.00 \$0.00
			Total Due	\$500.00
			Balance Du	e \$500.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$500.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.



I find and agree that all work performed by Sunshine State - Re-duct has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

2/20/2025



### Bill To:

Deer Run CDD c/o GMS-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr

Bunnell, FL 32110

### **INVOICE**

INVOICE #	INVOICE DATE
864068	3/1/2025
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

**Invoice Amount:** \$11,066.53

Description Current Amount

Monthly Landscape Maintenance March 2025

\$11,066.53

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray
Mar Landscape Maintenance

Invoice Total

\$11,066.53

### IN COMMERCIAL LANDSCAPING

### INVOICE

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110

**Approved** 

Pool Repairs & Maintenance 001.320.53800.55000 Rich Gray

Invoice details

Invoice no.: 3205 Terms: Net 30

Invoice date: 03/13/2025 Due date: 04/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	PENTAIR 15HP 3-PHASE 208-230/460V TEFC MOTOR	1	\$4,273.90	\$4,273.90
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	3	\$125.00	\$375.00
3.	EXTENDED WARRANTY	ADDITIONAL ONE YEAR CONTRACTOR WARRANTY *OPTIONAL*	1	\$929.78	\$929.78
			Total		\$5,578.68

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

Note to customer

THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!

### SHELLY EDMONSON FLAGLER COUNTY TAX COLLECTOR

March 5, 2025 Deer Run CDD

Governmental Management Services - CF, LLC 6200 Lee Vista Blvd; Ste 300

Orlando, FL 32822

Ondrido, 12 OZOZZ	
#6	
Remitted Prior Distribution	1,132,109.81
Remitting Current Distribution	12,731.26
	12,701.20
TOTAL COLLECTIONS REMITTED	1,144,841.07
Total Commissions Receivable	22,896.82
Less Received Prior Billing	22,642.20
COMMISSIONS NOW DUE	254.63

0013002070010200 commissions thru 3/5/25

Distribution Details
Funding Agency: DEER RUN CDD (XLL)
Date: 01/22/2025 - 02/25/2025
Components: current (tp, re, ca), installment (tp, re, ca)

\$12,731.26	Check Total				Check #68736
\$12,731.26	Total				DEER RUN CDD (XLL)
\$1,095.60	Tax Due	Real Estate - Installment	2024		
\$11,798.42	Tax Due	Real Estate - Current	2024		
\$-162.76	Discount	Real Estate - Current	2024		DEER RUN CDD (LL)
Amount	Туре	Category	Roll Yr	Fund	District/Agency



PO BOX 740608 CINCINNATI OH 45274-0608

PHONE: 386-673-0405 WEB: flapest.com Text: 352-376-2661 Bill To Number 2692782

Invoice Date 3/10/2025 Amount Due 96.77

### INVOICE# 75222973 DEER RUN CDD



96.77

### **INVOICE DETAIL**

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

Deer Run Cdd 501 GRAND RESERVE DR BUNNELL, FL ON 3/10/2025

> Approved Pest Control 001.320.53800.48400

Pest control mar25



### Payment Receipt. Please Return with Payment Remittance



PO Box 13848 Reading, PA 19612-3848 Bill To #: 2692782

Date: 3/10/2025

Due Date: 4/9/2025

Invoice #: 75222973

Amount Due: 96.77

Amount Paid:

Check No.:

### Ֆիվիվիկաներիկիկիկիկիվիաններինինի

1315 1 MB 0.622 6 Return Service Requested
Deer Run Cdd
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
Orlando, FL 32822-5149

#### **PAYMENT COUPON**

#### /4115006401063000160342180049580020000090200

1800495800 1 of 1

4,1,1500,640106,3000160342,1800495800,2,0000090200

Please mail this portion with your check

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822



Florida Power & Light Company

Invoice

Customer Name and Address

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822

Cust. No.:3000160342 Inv. No.:1800495800 This Month's Charges Amount Due This Invoice Past Due After \$ 902.00 03/31/2025

Please see payment options and instructions at the bottom of this invoice.

FPI General Mail Facility Miami FL 33188-0001

Federal Tax Id.#: 59-0247775

**Customer Number:** 

3000160342

**Invoice Number:** 

1800495800

Invoice Date:

03/01/2025

4,1,1500,640106,3000160342,1800495800,2,0000090200 Please retain this portion for your records

**CURRENT CHARGES AND CREDITS** 

Customer No: 3000160342 Invoice No: 1800495800

Description	Amount	
PREMIUMLIGHTING		902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due This Month's Charges Pa	<b>\$902.00</b> ast Due After 03/31/2025

0013205380043000 Premium lighting feb25

#### Wire & ACH Payments

Account Name: Florida Power & Light Co. Bank Name: Bank of America

Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012

Please include the invoice number in the payment reference

#### **Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility Miami FL 33188-0001



ACCOU	NT NAME	ACCOUNT #	INV DATE	
Deer Run Co	omm Dev Dist	464637	02/28/25	
INVOICE #	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL	
0006984733	Feb 1- Feb 28, 2025	\$29.60		
PREPAY UNAPPLIED (included in amt due)		TOTAL CASH A	MT DUE*	
\$0.00	\$0.00	\$55.06	1	

#### **BILLING ACCOUNT NAME AND ADDRESS**

Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508

ակիներգինիգունիցինեննիինորիներիներինի և

#### **PAYMENT DUE DATE: MARCH 31, 2025**

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description				Amount
2/1/25	Balance Forward				\$25.46
Package	Advertising:				
Start-E	nd Date Order Number	Product	Description	PO Number	Package Cost
	<b>2/12/25</b> 11010767	DTB Flagler/ Palm Coast News	NOTICE OF MEETINGS		\$29.60

0013105130048000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$55.06
Service Fee 3.99% \$2.20
\*Cash/Check/ACH Discount -\$2.20
\*Payment Amount by Cash/Check/ACH \$55.06
Payment Amount by Credit Card \$57.26

ACCOU	NT NAME	ACCOUNT	NUMBER	INVOICE	NUMBER	AMOUNT PAID
Deer Run Co	omm Dev Dist	464	637	00069	984733	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE
\$29.60	\$25.46	\$0.00	\$0.00	\$0.00	\$0.00	\$55.06
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		TO PA	BY PHONE PLEASI	E CALL:	TOTAL CREDIT CARD AMT DUE	
		1-877-736-7612			\$57.26	
		To sign up fo		and online paym l@gannett.com	ents please contact	

#### AFFIDAVIT OF PUBLICATION

DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who

is personally known to me, on 02/12/2025

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$29.60

Tax Amount:

Legal Clerk

\$0.00

Payment Cost:

\$29.60

Order No:

11010767

# of Copies:

Customer No:

464637

PO #:

#### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

#### NOTICE OF MEETINGS DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors of the Deer Run Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 6:30 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110 on the meetings fourth Wednesday of the following months or otherwise noted: March 19, 2025

May 28, 2025 (budget approval) July 23, 2025 August 27, 2025 (budget adoption)

September 24, 2025 The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least fortyeight (48) hours prior to the meet-ing. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

Governmental Management Services - District Manager 11010767 2/12/2025 1x

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

## **Invoice**

Invoice #: 392
Invoice Date: 3/1/25

**Due Date: 3/1/25** 

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoossee Rd Suite A206 Orlando,FL 32827

1 1	3,192.58	3,192.58
	57.83	57.83
	101.58	101.58
X COLD LANGE		208.33
		0.51
		11.73
		10.65
	92.94	92.94
	-	
	- 6	
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I I		

Total	\$3,676.15
Payments/Credits	\$0.00
Balance Due	\$3,676.15

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

## **Invoice**

Invoice #: 393

Invoice Date: 3/1/25
Due Date: 3/1/25

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoossee Rd Suite A206 Orlando,FL 32827

Description	Hours/Qty	Rate	Amount
Field Management - March 2025		2,924.08	2,924.08
0013205380012000			
	Total		\$2,924.08

Total	\$2,924.08
Payments/Credits	\$0.00
Balance Due	\$2,924.08

#### INVOICE

**J & J Aquatics Specialist LLC** PO Box 3417 Lake City, FL 32056 jandjaquatics22@gmail.com +1 (386) 898-8649



Bill to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110 Ship to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110

#### Invoice details

Invoice no.: 990624 Terms: Net 30

Invoice date: 03/10/2025 Due date: 04/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,038.93	\$2,038.93

Total \$2,038.93

Thank you for your business. We accept Cash, Check or Credit Card.

Note if paying by Credit Card a 3.9% transaction fee will be required. Total if paying by Credit Card is \$

#### Note to customer

Thank you for your business!!

Approved Pond Maintenance 001.320.53800.48000 Rich Gray

0013205380047000 lake maintenance mar25 apprevied by NC on 3/2/2025 oice 48300

#### **Invoice**

174

3/11/2025 **NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Cost Service 300.00 Week of 3/3 300.00 **Total Due:** 

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval **J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164



0013205380048300 cleaning 3/3

#### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 7, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

0013105130031500 general counsel jan25

Mr. George Flint Deer Run CDD Governmental Management Services-CF, LLC Suite A206 9145 Narcoossee Rd. Orlando, FL 32827

Invoice No. 3536573

6023-1

Re: Deer Run CDD - General Counsel							
For Professional Legal Services Rendered							
01/04/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts			
01/07/25	K. Buchanan	0.30	94.50	Review certificate of insurance;			
01/22/25	K. Buchanan	3.90	1,228.50	confer with Mossing Prepare for and attend board meeting; confer with district manager; revise district manager and property manager agreement			
01/30/25	K. Buchanan	0.30	94.50	Review open items			
TOTAL HO	URS	4.80					
TOTAL FOR SERVICES RENDERE				\$1,533.00			
TOTAL CURRENT AMOUNT DU				\$1,533.00			

## Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

## Invoice

Invoice #: 258 Invoice Date: 3/6/2025

Due Date: 3/6/2025

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - March 2025		1,335.00	1,335.00
Approved Amenity Repairs and Maintenance 001.320.53800.54000 Rich Gray			
alison Mossing 3-12-25			
			A1-7-7-10-11-17-11-1

Total	\$1,335.00	
Payments/Credits	\$0.00	
Balance Due	\$1,335.00	

## Riverside Management Services, Inc. 475 West Town Place, Suite 114, Saint Augustine, FL 32092

#### Service Detail

Bill	To:
DIII	10:

Deer Run CDD

Invoice Date:

3/1/25

**Due Date:** 

**Upon Receipt** 

Amount Due: \$

1,335,00

<u>Date</u> <u>Description</u> <u>Amount</u>

Pressure washed sidewalk and

\$655.00

curb in parking lot

Pressure washed paver stone in parking area and curb, bocce ball court paver stones and pickleball court sidewalk \$680.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE:

\$1,335.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or rgray@msnf.com

Remit Payment

approved by NC on 3/24/2025
48300) 3/24/2025

#### **Invoice**

176

**NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Cost Service

300.00 Week of 3/17

300.00 **Total Due:** 

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval **J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

0013205380048300 Cleaning 3/17



approved by NC on 3/21/2025
56000 Repair Estimate

# LLOYD'S Exercise Equipment, L.L.C.

"Catch the Fitness Wave!"

LLOYD's Exercise Equipment, L.L.C.

PO Box 290723

Port Orange, FL 32129

386-322-3213 (office) / 815-331-5329 (fax)
info@lloydsfitness.com

<b>Date</b> 3/20/2025	<b>Estimate #</b> 3501-1	
3/20/2025	3501-1	

#### Customer

Deer Run CDD
The Island Club
501 Grand Reserve
Bunnell, FL 32110
386-263-7213Natalie/904-759-8890-Rich

Inspire Functional Trainer  Liver right cable damaged and needs to be	Unit/Model/Type	Item	Problem Description	Estimate
Part(s) For Repair  Labor  Replace the cable and adjust; test check operation.  Shipping & Handling Labor/Time On Site  0013205380056000	Inspire Functional Trainer 4-19-03-267548	Diagnosis	replaced, this is a safety issue. Unit disabled selector rod put in upside down. Estimate to order and replace the users	
Shipping & Handling Labor/Time On Site  Operation.  30.00 150.00		Part(s) For Repair	Cable	50.00
Shipping & Handling Labor/Time On Site 150.00		Labor		
		Shipping & Handling Labor/Time On Site		

Approval Date:	Sub
Name:	
Title:	Sal

	Subtotal	\$230.00
Subtotal		
	Estimate	\$230.00



#### M and M Sales-Service

2100 Dennis Street Jacksonville, FL 32204 US +19048258381

mandmpumpsandcontrols@gmail.com

**BILL TO** 

Lisa Cruz Deer Run CDD 210 E Livingston Street Orlando, FL 32822 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1908	03/20/2025	\$3,800.00	04/19/2025	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PM Service Performed PM Service	3	850.00	2,550.00
	PM Service Performed PM Service	1	1,250.00	1,250.00

Approved Irrigation Repairs 001.320.53800.46200 Rich Gray Irrigation Pump srvc call 

 SUBTOTAL
 3,800.00

 TAX
 0.00

 TOTAL
 3,800.00

 BALANCE DUE
 \$3,800.00

**Invoice** 

Please remit payment to: M and M Sales-Service PO Box 352392 Palm Coast, FL 32135

## Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

## Invoice

invoice #: 259

Invoice Date: 3/14/2025

Due Date: 3/14/2025

Case: P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025 Maintenance Supplies	32.6	40.00 592.78	1,304.00 592.78
		minor energial management per	
Approved	uite presentine en e	And the second s	
Amenities Repair & Maintenance 001.320.53800.54000 \$654.00		sacrephoto physical p	
Facilities Maintenance 001-320-53800.50000 \$650.00	economics occasions	de servicio de la constanció de la const	
Office Supplies \$40.00		eems sõnaamideeligiskidge	
Pool Repairs & Maintenance 001.320.53800.55000 \$500.00	en e	recharada escuapa con monte de la contractiva del la contractiva del la contractiva de la contractiva de la contractiva del	
Operating Supplies 001.320.53800.53000 \$52.78			
Rich Gray	de least-signes en	ni antigra	
ΔA:	(Sin alphabitique) en	- Annies de Caracterista de Ca	
alism Morning	mad-innersidjens volda	n velicinista con puntanti.	
3-21-25	mental production of the control of	Production of the Control of the Con	

Total	\$1,896.78		
Payments/Credits	\$0.00		
Balance Due	\$1,896.78		

#### DEER RUN COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
2/6/25	8.75	M.C.	Worked on installing wooden book case in paint closet, secured book case with two anchor screws in the top, straightened and organized pool chairs, tables and umbrellas, removed debris around amenity center and roadways, through out community and in and out of the
2/13/25	6.25	M.C.	development, checked and changed all trash receptacles Installed second bookcase in closet for organizing supplies, removed debris around amenity center, straightened and organized tables and chairs on pool deck
2/20/25	9.35	M.C.	Began to organized closets by moving similar items together, air condition tech came by to install vents, moved things out of his way and put back once he was done, straightened and organized pool deck chairs and tables, removed debris along the roads, checked and changed trash receptacles
2/27/25	8.25	M.C.	Patched and painted hole that came from the business card holder removal, patched around air conditioner vent that was not finished after adding a vent cooling from air condition to office, straightened and organized pool deck chairs and tables, removed debris at both entrances and along roads to amenity center, checked and changed trash receptacles
TOTAL	32.6		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

#### **MAINTENANCE BILLABLE PURCHASES**

#### Period Ending 3/05/25

DISTRICT DEER RUN	DATE	SUPPLIES	PRICE	EMPLOYEE
	1/27/25	Warning Tow Stickers	33.29	NO
	1/27/25	Business Card Organizer Pages		
	1/27/25	Smart Sign Illegal Parking Stickers	24.93	100000
	1/27/25	HP Instant Ink	25.29	N.C.
	1/28/25	Pillows	49.21	N.C.
	1/30/25		86.22	N.C.
	1/30/25	Clorox Wipes	14.70	N.C.
	1/30/25	Dustpan and Broom Set	20.41	N.C.
	1/30/25	Paper Cone Cups	16.55	N.C.
		Large Trash Bags	27.47	N.C.
	1/30/25	Large Paper Plates	20.64	N.C.
	1/30/25	Large Trash Bags	57.49	N.C.
	1/30/25	Tri-fold Paper Towels	59.97	N.C.
	1/31/25	Gym Wipes 4 Rolls	149.44	N.C.
	1/31/25	Amazon Prime Membership	17.24	N.C.
	2/7/25	Binder	31.04	N.C.
	2/10/25	Acid Wash to Highway 100 Fountain	500.00	R.G.
	2/11/25	Mail Out Access Card	20.24	N.C.
	2/20/25	Sign Up Genius	34.49	N.C.
	2/20/25	Water Delivery	30.48	N.C.
	2/21/25	Constant Contact Monthly Fee	88.65	N.C.
	3/1/25	Access Cards - Returned Credit	-714.97	N.C.
		J. J	-/14.9/	N.C.
		то	OTAL \$592.78	

## Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

## Invoice

Invoice #: 260

Invoice Date: 3/14/2025 Due Date: 3/14/2025

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 3/5/25		946.78	946.78
Special Events 1.320.53800.59000			
		Received and an analysis of the second and analysis of the second analysis of the second and analysis of the second analysis of the second and analysis of the second analysis of the second and analysis of the second analysis of the	
alison Morsing 3-21-25			

	Total	\$946.78	
-ton	Payments/Credits	\$0.00	
-		\$946.78	
-			

#### SPECIAL EVENTS

#### Period Ending 3/05/25

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN	4/07/05	Paint Night January	Plastic Table Clothes	8.21	N.C.
	1/27/25	-	Bingo Prizes	46.00	N.C.
	1/28/25	Bingo February	Paint Brushes	37.47	N.C.
	1/31/25	Paint Night January	Chaulk Paint	105.63	N.C.
	2/5/25	Craft Night		41.80	N.C.
	2/5/25	Craft Night	Butterfly Décor	42.94	N.C.
	2/5/25	Craft Night	Napkins Crackle Paint	36.69	N.C.
	2/5/25	Craft Night		156.73	
	2/8/25	Craft Night	Canvases	42.40	
	2/9/25	Super Bowl Event	Chips	48.58	
	2/9/25	Super Bowl Event	Drinks	13.79	
	2/10/25	Craft Night	Mod Podge	12.48	
	2/10/25	Craft Night	Chip Brush Set	13.74	
	2/10/25	Craft Night	Table Covers	10 miles	
	2/11/25	Bingo February	Bingo Prizes	74.75	
	2/11/25	Bingo February	Candy	18.03	
	2/11/25	Bingo February	Bingo Prizes	46.00	
	2/13/25	Teen Night	Mug Cake Mix	13.08	
	2/13/25	Teen Night	Chocolate Chips	9.18	
	2/13/25	Teen Night	Whip Cream	11.48	
	2/13/25	Teen Night	Icing	13.55	
	2/13/25	Teen Night	Sprinkle topping	4.24	
	2/13/25	Teen Night	Candy	29.99	
	2/13/25	Teen Night	Syrup toppings	9.64	
	2/13/25	Teen Night	Gift Cups	64.40	
	2/13/25	Teen Night	Gift Prizes	46.00	N.C.

TOTAL \$946.78



#### Susan Ferrero <sferrero@gmstnn.com>

#### **Fwd: Money Returned**

**Alison Mossing** <amossing@gmstnn.com>
To: Susan Ferrero <SFerrero@gmstnn.com>

Wed, Mar 26, 2025 at 9:13 AM

Please cut a check to Susan Metzger at the below address for Rental Refund... Code against the Rental Revenue account please.

Thank you,

Alison Mossing **Governmental Management Services** 393 Palm Coast Pkwy SW, #4 Palm Coast, FL 32137 Phone: (865) 603-7493

Email: amossing@gmstnn.com

0013003690010100

Begin forwarded message:

From: Susan Pagels Metzger <metzsc54@hotmail.com>

Subject: Re: Money Returned

**Date:** March 25, 2025 at 10:13:00 PM EDT **To:** Alison Mossing <amossing@gmstnn.com>

I understand that but why I was told it was shredded & needed to written out to secure room & get on

calendar! After 4 months it is cashed?!\$&@

Thank you!
Sue Metzger
742 Grand Reserve Drive
Bunnell FL. 32110
Sent from my iPhone

On Mar 24, 2025, at 1:50 PM, Alison Mossing <amossing@gmstnn.com> wrote:

Hi Susan.

We will have a \$100 check issued to refund your rental payment. Your Pickleball Party in November was handled as a rental and that is why a rental deposit check and rental fee check were requested.

Please provide the address you wish to have your check mailed to.

Thank you,

Alison Mossing Governmental Management Services Riverside Management Services, Inc. 393 Palm Coast Pkwy SW, #4

Palm Coast, FL 32137 Phone: (865) 603-7493

Email: amossing@gmstnn.com

On Mar 24, 2025, at 12:16 PM, Susan Pagels Metzger <metzsc54@hotmail.com> wrote:

My check was cashed from November after 4 months. I would my money returned to me ASAP.
Thank you
Sue Metzger
Sent from my iPhone

#### INVOICE

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110 Approved
Pool Maintenance
001.320.53800.48000
Rich Gray
Apr pool service

Invoice details

Invoice no.: 3280 Terms: Net 30

Invoice date: 03/25/2025 Due date: 04/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE APRIL	1	\$1,800.00	\$1,800.00
			Total		\$1,800.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

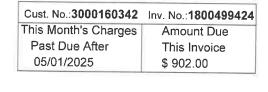
#### **PAYMENT COUPON**

#### /4115006401063000160342180049942460000090200

1800499424 1 of 1

4,1,1500,640106,3000160342,1800499424,6,0000090200 Please mail this portion with your check

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822



Please see payment options and instructions at the bottom of this invoice.

FPL General Mail Facility Miami FL 33188-0001



Invoice

Customer Name and Address

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822 Federal Tax Id.#: 59-0247775

Customer Number: 3000160342

Invoice Number:

1800499424

Invoice Date:

04/01/2025

4,1,1500,640106,3000160342,1800499424,6,0000090200 Please retain this portion for your records

**CURRENT CHARGES AND CREDITS** 

Customer No: 3000160342 Invoice No: 1800499424

Description		Amount
PREMIUMLIGHTING		902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due This Month's Charges Pa	<b>\$902.00</b> st Due After 05/01/2025

0013205380043000 Premium Lighting Mar25

#### Wire & ACH Payments

Account Name: Florida Power & Light Co. Bank Name: Bank of America
Account Number: 3750132076

WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593 ACH Only: City/State: Dallas, TX ABA No.: 111-000-012

Please include the invoice number in the payment reference

#### **Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility Miami FL 33188-0001



ACCOUN	ACCOUNT #	INV DATE	
Deer Run Co	464637	03/31/25	
INVOICE # INVOICE PERIOD		CURRENT INVOICE	CE TOTAL
0007038861 Mar 1- Mar 31, 2025		\$25.46	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE	
\$0.00	\$0.00	\$25.46	

#### **BILLING ACCOUNT NAME AND ADDRESS**

DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO, FL 32801

#### **PAYMENT DUE DATE: APRIL 30, 2025**

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

**FEDERAL ID** 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
3/1/25	Balance Forward	\$55.06
3/5/25	PAYMENT - THANK YOU	-\$25.46
3/24/25	PAYMENT - THANK YOU	-\$29.60

#### Package Advertising:

Start-End Date Order Number	Product	Description	PO Number	Package Cost
<b>3/12/25</b> 11023408	DTB Flagler/ Palm Coast News	03.19.25 DR Meeting Adv	03.19.25 DR	\$25.46
	Tribune		Meeting	

0013105130048000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$25.46
Service Fee 3.99%	\$1.02
*Cash/Check/ACH Discount	-\$1.02
*Payment Amount by Cash/Check/ACH	\$25.46
Payment Amount by Credit Card	\$26.48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT	NUMBER INVOICE NUMBER		NUMBER	AMOUNT PAID
Deer Run Comm Dev Dist		464	637	00070	38861	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$25.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.46
REMITTANCE ADDRESS (Include Account# & Invoice# on check)		TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE		
			1-877-736-7612		\$26.48	
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up fo	or E-mailed invoices abgspecia	and online payme l@gannett.com	nts please contact	

#### AFFIDAVIT OF PUBLICATION

Katelyn Beach DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO FL 32801

#### STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

03/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$25.46

Tax Amount:

\$0.00

Payment Cost:

\$25.46

Order No:

11023408

# of Copies:

Customer No:

464637

PO #:

03.19.25 DR Meeting

#### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

#### NOTICE OF MEETING **DEER RUN** COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Deer Community Development Run District is scheduled to be held on Wednesday, March 19, 2025 at 6:30 p.m. located at the Island Club, 501 Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the There may be occasions meeting. when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver District Manager

PC11023408 3/12/25

**Governmental Management Services, LLC** 475 West Town Place, Suite 114 St. Augustine, FL 32092

## **Invoice**

Invoice #: 4 **Invoice Date:** 4/1/25 **Due Date: 4/1/25** 

Case:

P.O. Number:

#### Bill To:

Deer Run CDD

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		3,192.58	3,192.58
Website Administration - April 2025		57.83	57.83
Information Technology - April 2025		101.58	101.58
Dissemination Agent Services -April 2025		208.33	208.33
Office Supplies	THE STATE OF THE PARTY OF THE P	0.72	0.72
Postage		175.49	175.49
Copies Telephone	House a company post of the Paris and Association (Association	43.95 7.97	43.95 7.97
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			
0013105130041000			

Total	\$3,788.45
Payments/Credits	\$0.00
Balance Due	\$3,788.45

approved by NC on 4/2/2025 483000 4/2/2025

#### **Invoice**

177

**NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Cost Service 300.00 Week of 3/24

**Total Due:** 

300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval **Owners J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

0013205380048300 cleaning 3/24





Date Invoice# 4/1/2025 111295612688



1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Terms	Net 20
Due Date	4/21/2025
PO #	

#### Bill To

Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822

#### **Ship To**

Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,576.51
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00

**Subtotal** \$1,601.51

**Tax** \$0.00

**Total** \$1,601.51

Amount Paid/Credit Applied \$0.00

**Balance Due** \$1,601.51

#### Click Here to Pay Now



Approved Pool chemicals 001.320.53800.48100. Rich Gray

water management apr25



1 of 1

## Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

## Invoice

Invoice #: 261

Invoice Date: 4/1/2025 Due Date: 4/1/2025

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - April 2025 1.320.53800.1200 - Field Management - Deer Run - April 2025		6,543.08 2,924.08	6,543.08 2,924.08
alison Morning 4-3-25			
4-5-23			EPP-remote Rathering and Development of assets (Market Remote September 1997)

Total	\$9,467.16
Payments/Credits	\$0.00
Balance Due	\$9,467.16

## Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

## Invoice

Invoice #: 262

Invoice Date: 3/31/2025

Due Date: 3/31/2025

Case: P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

	Description	Hours/Qty	Rate	Amount
Assistant Man	ager through March 2025	70.42	27.50	1,936.55
	001.320.53800.12110		and the second s	
		or a constant of the constant	- Control of the Cont	
		dispersional desiration of the second	ne approximation of the property of the proper	
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		Takan di angan da ang		
	Maria			
	alison Morsing 4-4-25			
	4-4-25		The contraction of the contracti	

Total	\$1,936.55
Payments/0	credits \$0.00
Balance Du	e \$1,936.55

### DEER RUN COMMUNITY DEVELOPMENT DISTRICT

#### **Assistant Manager**

Qty./Hours	<u>Description</u>	5	Rate		Amount	
70.42	Assistant Manager	\$	27.50	\$	1,936.55	
	Covers Period: March 2025					
	GL # 001.320.53800.12110					
	TOTAL DUE:			\$	1,936.55	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT AMENITY ASSISTANT BILLABLE HOURS FOR THE MONTH OF MARCH 2025

Date	<u>Hours</u>	Employee	<u>Description</u>
3/6/25	5.62	C.P.	Assisted with planning, completed daily checklist
3/10/25	7.8	C.P.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
3/11/25	5.42	C.P.	Assisted with planning, completed daily checklist
3/12/25	3.23	C.P.	Teen Night - set up, assist and clean up
3/13/25	8	C.P.	Assisted with planning, completed daily checklist
3/14/25	8	C.P.	Assisted with planning, completed daily checklist
3/20/25	7.52	C.P.	Assisted with planning, completed daily checklist
3/21/25	4.03	C.P.	Teen Paint Night - set up, assist and clean up
3/27/25	5.7	C.P.	Assisted with planning, completed daily checklist
3/28/25	5.75	C.P.	Paint Night - set up, assist and clean up
3/30/25	5.13	C.P.	Party Attendant for rental
3/31/25	4.22	C.P.	Party Attendant for rental



#### **Bill To:**

Deer Run CDD c/o GMS-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr

Bunnell, FL 32110

#### INVOICE

INVOICE #	INVOICE DATE
879904	4/1/2025
TERMS	PO NUMBER
Net 30	

#### **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2025

**Invoice Amount:** \$11,066.53

Description Current Amount

Monthly Landscape Maintenance April 2025

\$11,066.53

Approved Landscape Maintenance 001.320.58300.46000 Rich Gray

**Invoice Total** 

\$11,066.53

apr landscape maintenance

## IN COMMERCIAL LANDSCAPING

# SHELLY EDMONSON FLAGLER COUNTY TAX COLLECTOR

March 28, 2025
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#7 Remitted Prior Distribution Remitting Current Distribution	1,144,841.07 15,735.83
TOTAL COLLECTIONS REMITTED	1,160,576.90
Total Commissions Receivable Less Received Prior Billing	23,211.54 22,896.82
COMMISSIONS NOW DUE	314.72

0013002070010200 Commissions thru 3/28/25

Distribution Details
Funding Agency: DEER RUN CDD (XLL)
Date: 02/26/2025 - 03/25/2025
Components: current (tp, re, ca), installment (tp, re, ca)

District/Agency DEER RUN CDD (LL)	Fund	Roll Yr 2024 2024	Category  Real Estate - Current  Real Estate - Installment	Type Tax Due	Amount \$11,231.17 \$4,504.66
DEER RUN CDD (XLL) Check #68783				Tax Due Total Check Total	\$15,735.83 \$15,735.83

#### INVOICE

**J & J Aquatics Specialist LLC** PO Box 3417 Lake City, FL 32056 jandjaquatics22@gmail.com +1 (386) 898-8649



Bill to

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110 Ship to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990675 Terms: Net 30

Invoice date: 04/10/2025 Due date: 05/10/2025 Approved Lake Maintenance' 001.320.53800.47000 Rich Gray

Lake maintenance apr25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,038.93	\$2,038.93

Thank you for your business. We accept Cash, Check or Credit Card.

Note if paying by Credit Card a 3.9% transaction fee will be required. Total if paying by Credit Card is \$

#### Note to customer

Thank you for your business!!

Total

\$2,038.93

approved by NC on 4/15/2025 48300 3/17/2025 3/17/2025

**Invoice** 

175

**NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Service Cost Week of 3/10 300.00

**Total Due:** 300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval **Owners J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

Cleaning 3/10 0013205380048300



approved by NC on 4/11/2025 48300

## **Invoice**

178

4/9/2025 **NET 15** 

### **Dear Run Amenity Center**

Attn: Natalie

Cost Service 300.00 Week of 3/31 300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

**Total Due:** 

Jason & Gretchen Sandoval **J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

Cleaning 3/31 0013205380048300



approved by NC on 4/15/2025 48300 4/16/2025

# **Invoice**

179

**NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Cost Service 300.00 Week of 4/7 300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

**Total Due:** 

Jason & Gretchen Sandoval **Owners** J&G Commercial Cleaning Services LLC 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

Cleaning 4/7 0013205380048300



approved by NC on 4/21/2025

18300 4/20/2025

# Invoice

180

**NET 15** 

#### **Dear Run Amenity Center**

Attn: Natalie

Cost Service 300.00 Week of 4/14 300.00 **Total Due:** 

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Palm Coast FL, 32164

Jason & Gretchen Sandoval **J&G Commercial Cleaning Services LLC** 386-986-7445 22 Prince Anthony Ln.

Cleaning 4/14 0013205380048300



# Riverside Management Services, Inc

475 West Town Place Suite 114 St. Augustine, FL 32092

# Invoice

Invoice #: 263

Invoice Date: 4/11/2025

Due Date: 4/11/2025

Case: P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

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	1,020.00	1,028.05
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	asredonacione	
	readinguidente	
	and the second	

Total	\$1,028.05
Payments/Credits	\$0.00
 Balance Due	\$1,028.05

#### SPECIAL EVENTS

#### Period Ending 4/05/25

DISTRICT DEER RUN	DATE	<b>EVENT</b>	SUPPLIES	PRICE	<b>EMPLOYEE</b>
DEEK KON	2/27/25	Paint Night	Canvas	44.82	N.C.
	2/27/25	Paint Night	Paint	87.06	
	2/27/25	Paint Night	Paint Brushes	54.95	
	2/28/25	Paint Night	Table Covers	7.19	
	3/2/25	Bingo March	Bingo Prizes	46.00	
	3/4/25	Craft Night	Wooden Bamboo Rings	67.24	
	3/6/25	Bingo March	Bingo Prizes	172.50	
	3/6/25	Bingo March	Candy	32.38	N.C.
	3/6/25	Bingo March	Cups	13.80	N.C.
	3/8/25	Craft Night	Wood Blocks	16.49	N.C.
	3/8/25	Craft Night	Floral	277.12	N.C.
	3/10/25	Craft Night	Table Covers	8.63	N.C.
	3/12/25	Teen Night	Prizes	23.00	N.C.
	3/12/25	Teen Night	Candy	7.42	N.C.
	3/12/25	Teen Night	Board Games and Cards	51.73	N.C.
	3/12/25	Teen Night	Pizza	28.59	N.C.
	3/21/25	Family Paint Night	Artist Tape	9.76	N.C.
	3/21/25	Family Paint Night	Table Covers	23.38	N.C.
	3/21/25	Family Paint Night	Canvas	56.02	N.C.

TOTAL \$1,028.05

# **Riverside Management Services, Inc**

475 West Town Place Suite 114 St. Augustine, FL 32092

# Invoice

Invoice #: 264

Invoice Date: 4/11/2025

**Due Date:** 4/11/2025

Case:

P.O. Number:

#### Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025 Maintenance Supplies	32.6	40.00 2,542.99	1,304.00 2,542.99
Approved Pool Repairs & Maintenance 001.320.53800.55000-\$525.00			
Office Supplies 001.320.53800.57000-\$120.00			
Operating Supplies 001.320.53800.53000-\$322.00			
Facilities Maintenance 001.320.53800.50000-\$ 1,800.00			
Amenity Repairs & Maintenance 001.320.53800.54000-\$1,079.99			
Rich Gray			
alism Morning 4-17-25			

Total	\$3,846.99
Payments/Credits	\$0.00
Balance Due	\$3,846.99

#### DEER RUN COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF MARCH 2025

<u>Date</u>	Hours	Employee	<u>Description</u>
3/6/25	8.25	M.C.	Cut 8' 4x4 in half for no parking signs, cut broken travertine into reuseable pieces, installed eight no parking signs on Fairway Court, painted the kick boards on the steps going up to the
			fitness center, straightened and organized pool deck chairs and tables, removed debris around amenity center and from highway one to entrance
3/13/25	8.35	M.C.	Worked on pickleball gate latched, picked up supplies, straightened and organized pool deck furniture, removed debris around amenity center, checked and changed trash receptacles
3/20/25	7.75	M.C.	Fixed fan on the first floor, changed time on clock, assisted installing nine no parking signs on grass areas, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center
3/27/25	8.25	M.C.	Installed one travertine tile on fireplace, installed four by four piece of wood near the one hundred exit, used stain removed on pillows from chairs and sofa by the fireplace, removed debris around amenity center, straightened and organized pool chairs, tables and umbrellas
TOTAL	32.6		
MILES	0	•	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## **MAINTENANCE BILLABLE PURCHASES**

# Period Ending 4/05/25

DISTRICT DEER RUN	DATE	SUPPLIES	PRICE	EMPLOYEE
	2/22/25	Water Delivery	49.69	N.C.
	2/24/25	Floor Squeegee Broom	45.21	N.C.
	2/24/25	Landscape Lighting 4" Extension Rod (6)	111.09	R.G.
	2/25/25	Constant Contact Web Site	54.51	N.C.
	2/25/25	Constant Contact Web Site	26.91	N.C.
	2/25/25	Pillows	64.40	N.C.
	2/28/25	Amazon Prime Membership	17.24	N.C.
	3/3/25	No Parking Signs (8)	505.69	R.G.
	3/6/25	4x4x8' PT Timber (4)	54.04	R.G.
	3/6/25	Wood Deck Screws 1lb	12.88	R.G.
	3/6/25	Fast Setting Concrete Mix 50lb (4)	32.74	R.G.
	3/6/25	Construction Adhesive (3)	46.07	R.G.
	3/7/25	HP Instant Ink	30.75	N.C.
	3/10/25	Troubleshooting Main Pump	172.50	R.G.
	3/12/25	Desk Calendar	10.33	N.C.
	3/13/25	Pool Thermometer	22.98	N.C.
	3/13/25	Pool Railing Covers 6' (3)	58.62	N.C.
	3/13/25	Pool Railing Covers 4' (4)	55.15	N.C.
	3/13/25	Pool Life Rings	187.77	N.C.
	3/17/25	Grand Reserve No Parking Signs (10)	632.11	R.G.
	3/20/25	4"x4"x8' Pressure Treated Timber (5)	70.63	R.G.
	3/20/25	50lb Fast Setting Concrete Mix (6)	49.08	R.G.
	3/20/25	Sign Up Genius	34.49	N.C.
	3/20/25	Water Delivery	49.69	N.C.
	3/21/25	Constant Contact Monthly Fee	88.65	N.C.
	3/21/25	Pool Railing Covers 4'	13.79	N.C.
	3/23/25	Printer Paper	45.98	N.C.

TOTAL \$2,542.99

#### **DEER RUN**

#### COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

Fiscal Year 2025

Gross Assessments \$ 1,226,367.82 | \$ 780,442.48 \$ 445,925.34 Net Assessments \$ 1,152,785.75 | \$ 733,615.93 \$ 419,169.82 Series 2018

ON ROLL ASSESSMENTS

DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY

10/01/24-11/12/24 \$ 115,837.25 \$

11/13/24-11/25/24 \$ 175,694.08 \$

11/26/2024-12/06/24 \$ 832,538.73 \$

12/07/24-12/20/24 \$ 16,839.34 \$

12/21/24-01/21/25 \$ 37,897.87 \$

01/22/25-02/26/25 \$ 12,894.02 \$

02/26/25-03/25/25 \$ 15,735.83 \$

DATE

10/7/24

10/21/24

11/18/24

12/4/24

12/16/24

12/30/24

1/30/25

3/5/25 3/28/25 Gheck#

67390

6855

67491

67535

67705

67746

68539

68736

68783

									:		63.64%	36.36%		100.00%
DESCRIPTION		GROSS AMT	C (	MMISSIONS	DIS	C/PENALTY	INTEREST	Ñ	ET RECEIPTS	Ç	&M Portion	OSF Partion	M	Total
Bank Interest	\$	986.84	\$		\$	-	\$ -	\$	986.84	5	986.84	\$ -	\$	986.84
Excess Fees	\$	5,026.12	\$		\$		\$	\$	5,026.12	\$	5,026.12	\$	\$	5,026,12
01/24-11/12/24	s	115,837.25	\$	2,220.86	\$	4,794.16	\$	\$	108,822,23	\$	69,252.87	\$ 39,569.36	\$	108,822.23
13/24-11/25/24	\$	175,694.08	\$	3,373.33	\$	7,027.60	\$ -	\$	165,293.15	\$	105,190,13	\$ 60,103.02	\$	165,293.15
6/2024-12/06/24	\$	832,538.73	\$	15,985.12	\$	33,282.77	\$	\$	783,270.84	\$	498,462.07	\$ 284,808,77	\$	783,270.84
07/24-12/20/24	\$	16,839.34	\$	326.85	\$	496.79	\$ -	\$	16,015.70	\$	10,192.16	\$ 5,823.54	\$	16,015.70
21/24-01/21/25	\$	37,897.87	\$	736,03	\$	1,096.14	\$ -	\$	36,065.70	\$	22,951.68	\$ 13,114.02	\$	36,065.70
22/25-02/26/25	\$	12,894.02	\$	254.63	\$	162.76	\$ _	\$	12,476.63	\$	7,939.94	\$ 4,536.69	\$	12,476.63
26/25-03/25/25	\$	15,735,83	\$	314.72				\$	15,421.11	\$	9,813.77	\$ 5,607.34	\$	15,421.11
TOTAL	\$	1,213,450,08	\$	23,211.54	\$	46,860,22	\$	\$	1,143,378.32	\$	729,815.58	\$ 413,562.74	- \$	1,143,378.32

	99%	Gross Percent Collected
\$	9,407.43	Balance Remaining to Collect

#### DIRECT ASSESSMENTS

			Ni	tAssessments	5	506,177.92	S	273,057.92	5	233,120.00
DATE RECEIVED	DUE DATE	CHECK NO.		NET ASSESSED		AMOUNT RECEIVED		GENERAL FUND		BT SERVICE FUND 2018
10/21/24	10/1/24	1966018	\$	126,544.48	\$	126,544.48	\$	68,264.48	\$	58,280.0
12/6/24	12/1/24	2323642	\$	126,544.48	\$	126,544.48	\$	68,264.48	\$	58,280.0
2/13/25	2/1/25	2020787	\$	126,544.48	\$	126,544.48	\$	68,264.48	\$	58,280.0
, .	5/1/25		\$	126,544.48	\$	-	\$	-	\$	-
			\$	506,177.92	\$	379,633.44	\$	204,793.44	\$	174,840.0

# Deer Run

# Community Development District

475 West Town Place Suite 114 • St. Augustine, FL 32092 (904) 940-5850 (office) • (904) 940-5899 (fax)

March 18, 2025

Prime Operations State Board of Administration 1801 Hermitage Blvd, Suite 100 Tallahassee, FL 32308

RE: Deer Run CDD Deposit

Please see enclosed check #00006 \$148,845.00 for deposit into account #131361.

Sincerely,

Alison Mossing

Alison Mossing

District Accountant amossing@gmstnn.com 865-603-7493

## **Future Horizons, Inc**

403 N First Street PO Box 1115 Hastings, FL 32145 USA

Voice: 904-692-1187 Fax: 904-692-1193 INVOICE

Invoice Number: 88224 Invoice Date: Feb 20, 2025

Page: 1

#### Bill To:

Deer Run c/o Riverside Management Services 9655 Florida Mining Blvd Jacksonville, FL 32257

#### Ship to:

Deer Run c/o Riverside Management Services 9655 Florida Mining Blvd Jacksonville, FL 32257

CustomerID	Customer PO Customer PO	Paymen	t Terms
Deer01	Per Quote	Net 30	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		3/22/25

Quantity	Item	Description	Unit Price	Amount
1.	00 5.1/S Rebuild Kit	5.1 S - Top Rebuild Kit	513.92	513.92
1.	00 990634	Seal Guard Assembly		
1.	00 840475	Zinc Anode 44 00/8400		
2.	00 840500	Mechanical Seal		
1.	00 990281	O-Ring For Black Plug		
1.	00 996100	Bearings (each)		
1.	00 996095	Bearing, 20mm		
1.	00 990652	Cord Connector, Wire Retainer,		
2.	00 596245	5 hp Capacitors		
2.	00 990618	O-Ring for SS Top		
1.	00 911100	Replacement Kit, Grease		
1.	990900	Kasco Oil		
1.	00 Env Disp Fee	Environmental Disposal Fee		
1.	00 6041001K	Stub Cord for 5hp w/ disconnect installed	275.00	275.00
1.	OO Aerator Service	Aerator Service - Kasco Fountain Serial #	870.00	870.00
		9120J514772		
		One of the capacitors tested out of spec and		
		there was a large amount of water in the oil,		
		due to fishing line getting into the		
		mechanical seal. All replaced parts come		
		with a 1-year		
		Subtotal		1,658.92
		Sales Tax		
		Freight		
		Total Invoice Amount		1,658.92
Check/Credit I	Memo No:	Payment/Credit Applied		
		TOTAL		1,658.92

#### INVOICE

Irri Design Studio PO Box 423304 Kissimmee, FL 34742 connor@irridesignstudio.com +1 (407) 744-3658 www.irridesignstudio.com



\$3,600.00

Bill to

Deer Run CDD 475 W Town Place, Suite 114 Saint Augustine, FL 32092

**Approved** Capital Reserves 033-600-53800-60000 Rich Gray

**Total** 

Invoice details

Invoice no.: 2568 Terms: Net 30

Invoice date: 04/03/2025 Due date: 05/03/2025

Project: Deer Run Pump Re-Inspection

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Site Visit	Complete a visit to the project site.  Travel time included.	1	\$2,600.00	\$2,600.00
2.		Consulting Service	Findings/recommendations report to CDD based on upgraded pump station.	1	\$1,000.00	\$1,000.00

## Ways to pay

















#### Note to customer

This balance shown on this invoice is due within 30 days of receipt. A monthly service charge of 2 percent will be assessed on all overdue balances by 5 days. Client shall be responsible for all collection or legal fees necessitated by lateness or default in payment.

View and pay

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name:	Deer Run CDD
Roard Meeting Date:	March 19, 2025

	Name	In Attendance Please √	Fee Involved Yes / No
1.	Barbara DeSantis		Yes (\$200)
2	Melissa Tabares	$\checkmark$	Yes (\$200)
3	Franklin Gates	✓	Yes (\$200)
4	Gary Masten	V	Yes (\$200)
5	Gary Garner	V	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:** 

District Manager Signature

Date

\*\*RETURN SIGNED DOCUMENT TO District Accountant\*\*

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name:	Deer Run CDD
<b>Board Meeting Date:</b>	April 30, 2025

	Name	In Attendance Please √	Fee Involved Yes / No
1	Barbara DeSantis		Yes (\$200)
2	Melissa Tabares		Yes (\$200)
3	Franklin Gates		Yes (\$200)
4	Gary Masten		Yes (\$200)
5	Gary Garner		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:** 

District Manager Signature

Date

\*\*RETURN SIGNED DOCUMENT TO District Accountant\*\*